FILED
GREENVILLE CO. S. C.
MAR 17 3 10 PM '78
DONNIE S. TANKERSLEY
R.M.C

BOOK 1426 PAGE 297

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Bob Maxwell Builders, Inc.

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Forty Thousand and No/100ths---------- ($ 40,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Three Hundred Twenty-One and 85/100ths---------- ($ 321.85) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Gray Fox Square, being shown and designated as Lot 119 on a plat of Gray Fox Run Subdivision prepared by C. O. Riddle, dated November 6, 1975 and revised March 4, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Gray Fox Square at the joint front corner of Lots 119 and 120 and running thence along said Square, N. 61-31 E. 100 feet to an iron pin at the joint front corner of Lots 118 and 119; thence along the common line of said Lots, S. 28-29 E. 130 feet to an iron pin at the joint rear corner of said Lots; thence S. 61-31 W. 100 feet to an iron pin at the joint rear corner of Lots 119 and 120; thence along the common line of said Lots, N. 28-29 W. 130 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Threatt Enterprises, Inc. dated March 17, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1045 at Page 521 on March 17, 1978.

SCTC --- 1 MR 17 78 1395

3.00CI

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
REV. 11215
16.00

4328 RV.2