

GREENVILLE
JUL 12 11 13 AM 1966

BOOK 1035 PAGE 409

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOB MAXWELL BUILDERS, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Eighteen Thousand and no/100 - - - - - DOLLARS
(\$ 18,000.00), with interest thereon at the rate of **six & one-half** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **fifteen** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Colvin Road, near the City of Greenville, being shown as Lot No. 41, on a plat of Heritage Hills, recorded in Plat Book YY, at Page 187, and described as follows:

BEGINNING at an iron pin on the South side of Colvin Road at the corner of Lot 40, and running thence with the South side of Colvin Road N. 80-15 E. 105 feet to an iron pin at the corner of Lot 42; thence with the line of said lot S. 9-45 E. 170 feet to an iron pin in the line of Lot 25; thence with the line of Lots 25 and 26 S. 80-15 W. 105 feet to an iron pin at the corner of Lot 40; thence with the line of said lot N. 9-45 W. 170 feet to the beginning corner.

This lot is conveyed subject to restrictions recorded in Deed Book 571, at Page 77, and also subject to the right of way of Duke Power Company along the rear 34 feet of said lot as shown on the plat and also subject to a drainage easement along the eastern line of said lot, as shown on said plat.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

PAID AND SATISFIED BY
THIS 13 DAY OF July 1967
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Shelby K. Williams
asst. Secretary
WITNESS:
Catherine E. Fayssoux
Judi E. Shetley

SATISFIED AND CANCELLED OF RECORD
14 DAY OF July 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:40 O'CLOCK A. M. NO. 1827