301 Carry St, B. will SC. 29601

GREENVILLE CO. S. C.

HAR 27 3 45 PH '78 DONNIE S. TANKERSLEY R.H.C.

FIRST J FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Bob Maxwell Builders, Inc.

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

BON 1427 MOI 129

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

Thirty-Six Thousand and No/100ths-----(\$ 36,000.00\_)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 . Two Hundred

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 Mortgagoe 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 Mortgagoe 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 Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns, the following described real estate:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Woodharbor Drive in the County of Greenville, State of South Carolina being known and designated as Lot No. 20 as shown on a plat entitled "Woodhabor" prepared by Piedmont Engineers, Architects & Planners, dated May 24, 1976, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodharbor Drive at the joint front corners of Lots Nos. 20 and 21 and running thence with the line of Lot No. 21 N. 39-12 E. 201 feet to an iron pin in the line of property now or formerly of Edens; thence with the line of Edens N. 50-57 W. 24.87 feet to an iron pin in the line of property now or formerly of Willingham; thence with the line of Willingham N. 48-38 W. 75.23 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 20; thence with the line of Lot No. 19 S. 39-13 W. 203.6 feet to an iron pin on the northern side of Woodharbor Drive; thence with the northern side of Woodharbor Drive S. 50-48 E. 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of WESCO, INC. dated March 23, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1076 at Page 15 on March 27, 1978.

MAIR OF SOUTH COMMENTARY

POCCHAIRMINARY

STAMP

TAX

SHIZE

14.40

TO ---- MR2 / /8

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