First Mortgage on Real Estate

1.00 . 20 E) x

GREENVILLE CO. S. C.

Ax 12 11 42 11 170

MORTGAGE

CONNIE S. TANKERSLEY

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

300x 1434 FASE 845

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bob Maxwell Builders, Inc.

(hereinaster 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 Forty-Seven Thousand Two Hundred and No/100ths----- DOLLARS

(\$ 47,200.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which 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,

<u>ХАЙМИН ХИМИООВИНИК ЛИМИНООВИТИКИ МИНИК МИНИК ИЙ ТОВИКИ ЕМИКИНИКИ КИК ВИНИМЕН КИКЕТИНЕНКИНЕМИК</u>

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 87 on plat of Devenger Place, Section 3, recorded in the R.H.C. Office for Greenville County in Plat Book 5 P at page 99, and having according to said plat the following courses and distances:

BEGINNING at an iron pin on the northern side of Hedgewood Terrace at the joint front corner of Lots Nos. 86 and 87 and running thence with the joint line of said lots N. 4-18 E. 150 feet to an iron pin; thence N. 85-42 W. 85 feet to an iron pin at the joint rear corner of Lots Nos. 87 and 88; thence with the joint line of said lots S. 4-18 W. 150 feet to an iron pin on the northern side of Hedgewood Terrace; thence with the northern side of Hedgewood Terrace S. 85-42 E. 85 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Devenger Road Land Company, a Partnership, dated June 9, 1978 and recorded in the R.H.C. Office for Greenville County in Deed Book 1080 at Page 89/ on June 12, 1978.

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.

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