GREENVILLE CO. S.C.
OCT 10 2 15 PM
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1437 PAGE 651

First Mortgage on Real Estate

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 Eighty One Thousand Five Hundred and No/100ths - DOLLARS

($ 81,500.00 - - -), 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 is 1 1/2 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, being shown and designated as Lot 95 on plat of Gray Fox Run made by C. O. Riddle, R.L.S., on November 6, 1975 and recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 9 and revised March 4, 1976, said revised plat being recorded in the R.M.C. 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 northern side of Gray Fox Square at the joint front corner of Lots 94 and 95 and running thence with the curve of the northern side of Gray Fox Square, the chord of which is S 32-21 W, 85 ft. to an iron pin at the joint front corner of Lots 95 and 96; thence running along the joint line of said lots N 66-34 W, 145.2 ft. to an iron pin; thence N 7-56 E, 153.7 ft. to an iron pin at the joint rear corner of Lots 95 and 94; thence along the joint line of said lots S 48-43 E 209.7 ft. to the point of beginning.

ALSO, all that 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 northern side of Crowndale Drive, being shown and designated as Lot 109 on plat of Gray Fox Run made by C. O. Riddle, R.L.S., on November 6, 1975, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 9, and revised on March 4, 1976, said revised plat being recorded in the R.M.C. 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 northern side of Crowndale Drive at the joint front corner of Lots 109 and 110, and running thence with Crowndale Drive N 87-24 W, 100 ft. to an iron pin at the joint front corner of Lots 109 and 108; thence along the joint line of said lots N 2-36 E, 130 ft. to an iron pin; thence S 87-24 E, 90.9 ft. to an iron pin in the rear line of Lot 111; thence with the joint line of Lots 109 and 111 S 14-09 E, 28.5 ft. to an iron pin; thence S 2-03 W, 102.65 ft. to the point of beginning.

This is the identical property conveyed to Mortgagor herein by deed of Threatt Enterprises, Inc. dated July 7, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1082 at Page 796.

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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