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MORTGAGE

THIS MORTGAGE is made this 23rd day of March 1981, between the Mortgagor, Bob Maxwell Builders, Inc. (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Eight Thousand Three Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2012.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the eastern side of Valley Forge Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 210 on a plat of Canebrake II, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C, at page 69, and having, according to said plat and a more recent plat entitled "Property of Bob Maxwell Builders", prepared by Freeland & Associates, dated February 26, 1981, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Valley Forge Drive at the joint front corner of Lots Nos. 209 and 210, and running thence with the line of Lot No. 209, N. 71-50 E. 140.0 feet to an iron pin in the line of Lot No. 187; thence with the line of Lots Nos. 187 and 186 S. 18-10 E. 85.71 feet to an iron pin at the joint rear corner of Lots Nos. 210 and 211; thence with the line of Lot No. 211, S. 71-50 W. 140.0 feet to an iron pin on the eastern side of Valley Forge Drive; thence with the eastern side of Valley Forge Drive N. 18-10 W. 85.71 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of College Properties, Inc., recorded in the RMC Office for Greenville County, South Carolina, on March 23, 1981, in Deed Book 1144, at page 838.

which has the address of Lot 210 Valley Forge Drive Greer, S. C. 29651 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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