

FILED
GREENVILLE CO. S. C.
MAR 11 12 59 PM '81
JOHN H. TANKERSLEY
R.M.C.

BOOK 1534 PAGE 839

BOOK 79 798

MORTGAGE

THIS MORTGAGE is made this 11th 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-Six Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 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, upon pin on the northern side of Wiltshire Court at the joint front corner of lots 42 and 43 and running thence with the line of Lot No. 43, N. 20-22-00 W. 140.22 feet to an iron pin in the line of Lot No. 24; thence with the line of Lots Nos. 24 and 23, N. 69-38-00 E. 112.06 feet to an iron pin in the line of Lot No. 41; thence with the line of Lot No. 41, S. 20-22-00 E. 128.34 feet to an iron pin on the northern side of Wiltshire Court; thence with the northern side of Wiltshire Court S. 63-35-00 W. 112.69 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Windsor Group, Inc., dated January 8, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1118, at page 717, on January 10, 1980.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina

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Jan 31 1983
Witness [Signature]

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which has the address of Lot 42, Windsor Oak Section II Tarlors, S. C. (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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