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GREENVILLE CO. S. C.

BOOK 81 PAGE 179

FEB 12 3 23 PM '81

This instrument was prepared by:  
Haynsworth, Perry, Bryant,  
Marion & Johnstone

GORNIE S. TANKERSLEY  
R.M.C.

BOOK 1532 PAGE 414

**MORTGAGE**

(Renegotiable Rate Mortgage)

34096

FEDERAL FEDERAL BANK, F.S.B.  
MEMBER FEDERAL RESERVE SYSTEM  
EQUALLY OPPORTUNE LENDER  
SOUTH CAROLINA SAVINGS AND LOAN ASSOCIATION

THIS MORTGAGE is made this 12th day of February 1981 between the Mortgagee  
Bob Maxwell Builders, Inc. and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET,  
GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Nine Thousand Three Hundred  
Dollars, which indebtedness is evidenced by Borrower's note date February 12, 1981 (herein "Note")  
which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all  
renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of  
principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011.

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 western  
side of Wiltshire Court, in the County of Greenville, State of South Carolina,  
being shown and designated as Lot No. 45 on a plat of Windsor Oaks, Section 2,  
recorded in the RMC Office for Greenville County, South Carolina, in Plat Book  
7-C, at page 13, and having, according to said plat, and a more recent plat  
entitled "Property of Bob Maxwell Builders, Inc.", prepared by Freeland &  
Associates, dated October 27, 1980, the following metes and bounds:

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