LEATHERWOOD, WALKER, TODD & es and Long Association AND LOAN ASSOCIATION OF GREENVILLE DO Day Het Grille State of South Carolina MORTGAGE OF REAL ESTATE GREENVILLE COUNTY OF. JUL 1 7 1978 To All Whom These Presents May Concern BOB MAXWELL BUILDERS, INC. (hereinafter referred to as Mortgagor) (SEND(S) GREETINGS: WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagoe) in the full and just sum of Ninety Thousand Eight Hundred and No/100ths ----- (\$ 90,800.00 Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate oparagraphs 9 and 10 of this mortgage provides for an escalation of interest rate oparagraphs 9. conditions), said note to be repaid with interest as the rate or rates therein specified \*\*\* \*\*\* according to the terms of said note, with the entire balance of principal and interest, paid, to be due and payable 18 months xx after date, and WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Chaiter of the Morteagee, or any stipulations set out in this monteage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

become immediately due and payable, and said fielder strait make the field to institute with costs and expenses for proceedings; and erals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and erals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and erals given to secure same, for the purpose indebted to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose.

NOW, KNOW ALL MEN. That the Mortzagor, in consideration of said debt and to score the payment thereof and any further sums which may be advanced by the Mortzagor to the Mortzagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortzagor in hand well and truly paid by the Mortzagor at and is fore the scaling of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

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All that piece, parcel or lot of land situate, lying and being on the southern side of Rosebud Lane in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 127 on a plat entitled "Section 5, Devenger Place" prepared by Dalton & Neves Co., dated February, 1978, and recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 73 and having according to said plat and a more recent plat entitled "Property of Bob Maxwell Builders" prepared by Freeland & Associates, dated December 12, 1978, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Rosebud Lane at the joint front corner of Lots Nos. 127 and 128 and running thence with the line of Lot No. 128 S. 9-08 E. 150 feet to an iron pin; thence S. 80-52 W. 95 feet to an iron pin in the line of Lot No. 126.

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