P.C. B. 408, 12'00 6 69 IAGE 516 GREENVILLE CO. S. C. GREEN HELF CO. S. C. DEC 10 10 37 AH '79 DONNIE S. TANKERSLEY R.H.C. First Federal Savings and Linn Association anduscus degra State of South Carolina GREENVILLE COUNTY OF... 18887 To All Whom These Presents May Concerning Bob Maxwell Builders, Inc. (bereingster 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 (bereinalter referred to as Mortgagee) in the full and just sum of Thirty-Nine. Thousand Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of ______ Three_Hundred paid, to be due and payable 30 years 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 Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said bokler 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 WHEREAS, the Mortgagor may bereafter become indebted to the Mortgagoe for such further sums as may be advanced to the Mortgagoe's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

ALL that piece, parcel or lot of land situate, lying and being on the Western side of Cavendish Close in the County of Greenville, State of South Carolina being shown and designated as Lot No. 20 on a plat entitled "Section 1, Gray Fox Run" prepared by C. O. Riddle, dated November 6, 1975, revised March 4, 1976, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-P at Page 16 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of the cul-de-sac of Cavendish Close at the joint front corner of Lots Nos. 20 and 21 and running thence with the line of Lot No. 21 S. 61-35 W. 142.5 feet to

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