

APR 20 10 54 AM '70

OLLIE FARRNSWORTH
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bob Maxwell Builders, Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Sixty-four Thousand Two Hundred and no/100 (\$64,200.00)-----DOLLARS (\$64,200.00), with interest thereon at the rate of 9½ per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 20 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown as property of Bob Maxwell Builders, Inc. on plat recorded in Plat Book 4-C at page 167 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of the right of way of Old Spartanburg Road at the corner of property shown as Twelve Oaks Terrace and running thence with the line of Twelve Oaks Terrace N. 15-19 W. 145.6 feet to an iron pin; thence N. 46-00 W. 98.5 feet to an iron pin in line of Edwards Property; thence with the line of Edwards Property, N. 46-4 E. 186.9 feet to an iron pin; thence S. 34-02 E. 183.6 feet to an iron pin; thence S. 5-00 E. 170 feet, more or less to an iron pin on the northern side of the right of way of Old Spartanburg Road; thence with the northern side of said right of way S. 77-07 W. 140 feet, more or less to an iron pin at the point of beginning.

LESS, HOWEVER, that portion of the within described property encumbered by mortgages of Bob Maxwell Builders, Inc. to Fidelity Federal Savings and Loan Association recorded in Mortgage Book 1144 at page 461, Mortgage Book 1146 at page 67, and Mortgage Book 1142 at page 169.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.