

GREENVILLE CO. S. C.

MAY 6 9 45 AM '70

BOOK 1154 PAGE 364

USL—FIRST MORTGAGE ON REAL ESTATE OLLIE FARNSWORTH
R. M. C.

MORTGAGE

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 GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Fifteen Thousand and No/100 DOLLARS (\$ 15,000.00--), with interest thereon from date at the rate of Nine per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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

being a portion of Lots 1 and 2 as shown on plat of Mayfair Estates recorded in Plat Book S at pages 72 and 73 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the western side of Edwards Road at a point which is N 26-00 E 35 feet from the joint front corner of Lots 1 and 2, and running thence in a new line through Lot 2, N 60-48 W 130 feet to an iron pin; thence in a new line through Lots 1 and 2 running parallel to the rear line of said lots and a distance of 20 feet from the rear line, N 2600 E 65 feet to an iron pin on the southern side of Tiffany Drive; thence with the southern side of Tiffany Drive, S 60-48 E 115 feet to an iron pin at corner of Tiffany Drive and Edwards Road; thence with the curve of said corner, S 17-24 E 21.8 feet to an iron pin on the western side of Edwards Road; thence with the western side of Edwards Road, S 26-00 W 50 feet to the beginning corner.

Being ^{part of} the same property conveyed to the mortgagor by deed recorded in Deed Book 868 at page 321.

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.