

First Mortgage on Real Estate

MORTGAGESTATE 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

----- **Eighteen Thousand and No/100** ----- DOLLARS
(\$ **18,000.00**), with interest thereon at the rate of **6 3/4** per cent per annum asevidenced 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, **on the eastern side of Kensington Road, near the town of Taylors, being shown as Lot 44 on plat of Brook Glenn Gardens, recorded in Plat Book JJJ at Page 85 and described as follows:****BEGINNING at an iron pin on the eastern side of Kensington Road, at the corner of Lot 43, and running thence with the eastern side of said Road N. 28-24 E. 110 feet to iron pin at corner of Lot 45; thence with line of said lot S. 66-57 E. 145 feet to an iron pin; thence S. 28-13 W. 114.9 feet to an iron pin at corner of Lot 43; thence with line of said lot N. 64-00 W. 145 feet to the beginning corner."****Being the same property conveyed to the mortgagor by deed of Threatt-Maxwell Enterprises, Inc., to be recorded herewith.**

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.

PAID AND SATISFIED IN FULL

THIS 9 DAY OF July 1968

FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Douglas L. Turner Loan Officer

WITNESS:

James M. Gray
John S. Sinclair

SATISFIED AND CANCELED OF RECORD

10 DAY OF July 1968Ellie Thammurthy
R. M. C. FOR GREENVILLE COUNTY, S. C.AT 11:45 O'CLOCK A. M. NO. 226