

USL—FIRST MORTGAGE ON REAL ESTATE

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

Twenty-nine Thousand Five Hundred and no/100----- DOLLARS (\$ 29,500.00), with interest thereon from date at the rate of eight and one-half 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 the e 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 shown as lot no. 472 on plat entitled "Addition to Section III, Del Norte Estates" recorded in Plat Book 4R at Page 16 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hudson Road at the joint front corner of lots 471 and 472 and running thence along Hudson Road S. 37-28 W. 111.15 feet to an iron pin; thence S. 78-00 W. 38 feet to an iron pin on Sherborne Drive; thence along said Drive N. 61-27 W. 64.6 feet to an iron pin at the joint front corner of lots 472 and 473; thence along the common line of said lots N. 27-16 E. 135 feet to an iron pin at the joint rear corner of said lots; thence along the common line of lots 471 and 472 S. 61-27 E. 113.75 feet to an iron pin, the point of beginning.

This is 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.

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