

FILED
GREENVILLE CO. S. C.
JUN 21 3 16 PM '74
REAL ESTATE
S. J. BERSLEY
R.M.C.

BOOK 1314 PAGE 426

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 **Forty-seven thousand nine hundred fifty and no/100ths-----** DOLLARS (\$ 47,950.00), with interest thereon from date at the rate of **eight & one-half (8 1/2)** 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**, in the City of **Greer**, on the northern side of Peachtree Drive and being shown and designated as Lot No. 94 on plat entitled "Mt. Vernon Estates, Portion of Sections I and II " prepared by Piedmont Engineers & Architects dated November 28, 1972 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Peachtree Drive at the joint front corner of Lots Nos. 94 and 95 and running thence along and with the joint property line of said two Lots, N 3-52 E 165 feet to a point; thence S 86-08 E 125 feet to a point at the joint rear corner of Lots 93 and 94 as shown on the aforesaid plat; thence running along and with the joint property line of Lots 93 and 94 S 3-52 W 165 feet to an iron pin on the northern side of Peachtree Drive; thence running along and with the northern side of Peachtree Drive, N 86-08 W 125 feet to the beginning point.

The above-described property is the same conveyed to the Mortgagor herein by deed of Threatt-Maxwell Enterprises, Inc. to be recorded forthwith.

For a more particular description, see the aforesaid plat, recorded in Plat Book 4X at Page 12 in the said R.M.C. Office.



Together with all and singular the rights, members, appurtenances and appertinances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may now or be had therefrom, and including the all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter installed, or needed, 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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