

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Bob Maxwell Builders, Inc.

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagoe) in the full and just sum of Thirty-Nine Thousand

Two Hundred and No/100ths----- (\$ 39,200.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith which rade does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of ... Three Hundred

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may be reafter become indeleted to the Mortgagoe for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose.

NOW. KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling of these presents, the receipt whereof is briefly acknowledged, has granted, birgained, sold, and released, and by these presents does grant, birgain, sell and release unto the Mortgagor ats successors and assigns, the following described real estate:

ALL that piece, parcel or lot of land situate, lying and being on the Western side of Cavendish Close in the County of Greenville, State of South Carolina being shown and designated as Lot No. 20 on a plat entitled "Section 1, Gray Fox Run" prepared by C. O. Riddle, dated November 6, 1975, revised March 4, 1976, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-P at Page 16 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of the cul-de-sac of Cavendish Close at the joint front corner of Lots Nos. 20 and 21 and running thence with the line of Lot No. 21 S. 61-35 W. 142.5 feet to an iron pin in the line of Lot No. 11; thence with the line of Lots Nos. 11 and 12 N. 2-36 E. 141.1 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 19; thence with the line of Lot No. 19 S. 87-24 E. 135.4 feet to an iron pin on the Western side of the cul-de-sac of Cavendish Close; thence with the curve of said cul-de-sac, the chord of which is S. 43-01 W. 16 feet to an iron, thence S. 5-29 W. 55.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Threatt Enterprises, Inc. dated December 5, 1977, recorded in the R.M.C. Office for Greenville County in Deed Book 1069 at Page 136 on December 5, 1977.

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