

C/O First Fed. Sav + Loan Assoc.
PO Box 408
Greenville SC 29602
The State of South Carolina,

BOOK 1441 PAGE 45

County of Greenville

To All Whom These Presents May Concern: BOB MAXWELL BUILDERS, INC.

SEND GREETING:

Whereas, the said Bob Maxwell Builders, Inc.
in and by its certain promissory note in writing, of even date with these
presents, is well and truly indebted to Southern Service Corp.
in the full and just sum of Nine Thousand Three Hundred and No/100 (\$9,300.00)-----Dollars

, to be paid in full when Mortgagor either rents, leases, with or without
option to purchase, gives a bond for title or sells the house and lot. No interest
will be charged on this mortgage for a period up to 24 months from the date hereof.
If the house and lot has not been sold, rented or leased, then on the 24th month after
date, interest shall begin to run on this mortgage debt at the highest legal rate,
not to exceed nine (9%) percent per annum,
~~with interest thereon from~~

at the rate of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~, to be computed and paid monthly
until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof,
who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in
the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder
thereof necessary for the protection of his or its interests to place, and the holder should place, the said note
or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the
mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees,
this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That, the said Bob Maxwell Builders, Inc.
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said Southern Service
Corp., according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to, the said Bob Maxwell Builders, Inc.

, in hand well and truly paid by the said Southern Service Corp.,
at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released and by these Presents do grant, bargain, sell and release unto the said Southern
Service Corp., its Successors and Assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the Northern side
of Bennington Road, in the County of Greenville, State of South Carolina, being
known and designated as Lot No. 70 as shown on a plat of Canebrake I, prepared
by Enwright Associates, dated August 25, 1976, and recorded in the R.M.C. Office
for Greenville County, South Carolina, in Plat Book 5P at page 46, and having,
according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Bennington Road at the joint
front corner of Lots Nos. 70 and 71 and running thence with the line of Lot
No. 71 N. 60-46 W. 144.81 feet to an iron pin in the rear line of Lot No. 38;

DISCERNIBLE
STAMP
TAX 03.72
FF 11218

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