

The State of South Carolina,
County of Greenville

FILED
GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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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 level rate, not to exceed nine (9%) percent per annum,
~~with interest thereon from~~

at the rate of ~~xxxxxxxxxx~~ per centum per annum, to be computed and paid

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, bargained, 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 Northwestern side of Bennington Road in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 64 on a plat entitled "Canebrake I" prepared by Enwright Associates, dated August 18, 1975, revised October 6, 1975, August 25, 1976, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 46 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Bennington Road at the joint front corners of Lots No. 64 and 65 and running thence with Lot No. 65 N. 20-12 W. 133.88 feet to an iron pin in the rear line of Lot No. 45; thence with the rear line of Lots Nos. 45 and 46 N. 67-50 E. . 100 feet to an iron pin in the line of Lot No. 63; thence with the line of Lot No. 63 S. 14-09 E. 141.65 feet to an iron pin on the Northwestern side of Bennington Road; thence on a curve to the right with the edge of Bennington Road having a radius of 1,203.28 feet and an arc of 85.02 feet to the point of beginning.

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