

STATE OF SOUTH CAROLINA  
 DEPARTMENT OF REVENUE  
 DOCUMENTARY STAMP TAX  
 \$ 32.98

FILED  
 SEP 16 2 36 PM '80  
 MORTGAGE

This instrument was prepared by:  
 Haynsworth, Perry, Bryant,  
 Marion & Johnstone

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(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 16th day of September 19 80, between the Mortgagor, Rob Maxwell Builders, Inc. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Two Thousand Three Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the eastern side of Royal Oak Court, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 243 on a plat entitled "Section No. 12, Devenger Place", prepared by Dalton & Neves, Engineers, dated May, 1979, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7X, at page 18, and having, according to said plat, and a more recent survey entitled "Property of Bob Maxwell Builders", prepared by Freeland and Associates, dated September 15, 1980, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Royal Oak Court, at the joint front corner of Lots 243 and 244, and running thence with the line of Lot No. 244 N. 80-45 E. 144.3 feet to an iron pin; thence S. 3-49 E. 105 feet to an iron pin in the line of Lot No. 242; thence with the line of Lot No. 242 N. 88-48 W. 165.2 feet to an iron pin on the eastern side of Royal Oak Court; thence with the eastern side of Royal Oak Court N. 17-57 E. 30 feet to an iron pin; thence continuing with the eastern side of Royal Oak Court N. 7-27 E. 50 feet to the point of beginning.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

This is the identical property conveyed to the Mortgagor herein by deed of Devenger Road Land Company, a Partnership, dated September 15, 1980, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1133, at page 554, on September 16, 1980, which has the address of Royal Oak Court, Greer, S. C. (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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