

FILED
GREENVILLE CO.
JAN 5 9 34 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

7796

CARTER, PHILPOT, JOHNSON & SMITH
BOOK 1454 PAGE 481
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FIDELITY FEDERAL SAVINGS & LOAN ASSN.

THIS MORTGAGE is made this 5th day of January 1979, between the Mortgagor, Bob Maxwell Builders, Inc. (herein "Borrower"), and the FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-Four Thousand Four Hundred and No/100ths (\$124,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 1979 (herein "Note") providing for monthly installments of principal and interest with the balance of the indebtedness to be paid on or before July 1, 1980, the method of payment being provided for in said Note, which if sooner paid shall be due and payable on July 1, 1980.

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 southern side of Gray Fox Square in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 120 on a plat entitled "Gray Fox Run" made by C. O. Riddle, R.L.S., on November 6, 1975 and recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 9, and revised on March 4, 1976, said revised plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Gray Fox Square at the joint front corner of Lots Nos. 120 and 121 and running thence with the joint line of said lots S. 45-11 E. 125.8 ft. to an iron pin; thence S. 61-31 W. 73.1 ft. to an iron pin; thence N. 28-29 W. 130 ft. to an iron pin; thence with the southeastern side of Gray Fox Square S. 61-31 W. 45 ft. to a point; thence S. 53-10 W. 65 ft. to the point of beginning.

ALSO

All that piece, parcel or lot of land situate, lying and being on the southern side of Gray Fox Square in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 127 on a plat entitled "Gray Fox Run" made by C. O. Riddle, R.L.S., on November 6, 1975 and recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 9, and revised on March 4, 1976, said revised plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat, the following metes and bounds, to-wit:

(See attached Rider)

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX 49.75

CARTER, PHILPOT, JOHNSON & SMITH

FILED
GREENVILLE CO. S. C.
SEP 4 3 54 PM '79
DONNIE S. TANKERSLEY
R.M.C.
SEP 4 1979

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