

FILED
GREENVILLE CO. S.C.
SEP 30 3 28 PM '80
DONNIE S. TANKERSLEY
R.H.C.

BOOK 73 PAGE 370
This instrument was prepared by:
Haynsworth, Perry, Bryant,
Marion & Johnstone

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1518 PAGE 271

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THIS MORTGAGE is made this 30th day of September 19 80, between the Mortgagor, Bob 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 Sixty Thousand Seven Hundred Fifty Dollars which indebtedness is evidenced by Borrower's note dated September 29, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all amendments thereto) and the property conveyed to the mortgagor herein by deed of W.C. Williams Properties, Inc., dated September 30, 1980, recorded Sept. 30, 1980, in the RMC Office for Greenville County, South Carolina, in Deed Book 1134, at page 519.

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.

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OFFICE OF SOUTH CAROLINA TAX COLLECTOR
DOCUMENTARY STAMP
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FILED
FEB 11 1981
Donnie S. Tankersley
R.H.C.

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