

GREENVILLE CO. S. C.
DEC 31 3 15 PM '80
DONNIE STANKERSLEY
R.M.C.

43868
This instrument was prepared by:
Haynsworth, Perry, Bryant,
Marion & Johnstone

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1528 PAGE 862

BOOK 85 PAGE 655

THIS MORTGAGE is made this 31st day of December 1980, 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 Fifty-Eight Thousand Four Hundred Dollars, which indebtedness is evidenced by Borrower's note date [redacted] (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all

BEGINNING at an iron pin on the northern side of Buckingham Way, at the joint front corner of Lots 29 and 30, and running thence with the northern side of Buckingham Way, S. 80-54-00 W. 143.41 feet to an iron pin; thence turning and running with the eastern side of Buckingham Way, N. 10-20-00 E. 133.49 feet to an iron pin in the line of Lot No. 28; thence with the line of Lot No. 28, N. 80-54-00 E. 99 feet to an iron pin in the line of Lot No. 30; thence with the line of Lot No. 30 S. 09-06-00 E. 125.88 feet to the point of beginning.

This is a portion of the identical property conveyed to the Mortgagor herein by deed of Windsor Group, Inc., dated December 31, 1980, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1138 at page 857 on December 31, 1980.

FILED MORTGAGE TO
TON, JR. (T-5039)
YOU BORROW!

PAID AND SATISFIED IN FULL
THIS 7th DAY of May 1984
AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION

DOCUMENTARY
STAMP
20.80

FILED
GREENVILLE CO. S. C.
11 52 AM '84
DONNIE STANKERSLEY
R.M.C.

WITNESSES: [Signature] Formerly Fidelity Federal Savings and Loan Association
which has the address of Lot 29, Buckingham Way, Windsor Oaks, (City)
(State and Zip Code) (herein "Property Address");

35688 MAY 14 1984

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 seised 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.

JULY, 1980

2-00075