

FILED
GREENVILLE CO. S.
MAR 2 3 18 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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BOOK 67 PAGE 902
STAMPED
VOL 1458 PAGE 807
THIS 3 DAY OF July 1979
FIDELITY FEDERAL SAVINGS & LOAN ASSN

THIS MORTGAGE is made this 28th day of February 1979, 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 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 Eighty-Eight Thousand Seven Hundred Fifty and No/100ths (\$88,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 1979, (herein "Note"), providing for monthly payments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 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 Northwestern side of Bennington Road in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 69 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 a more recent survey entitled "Property of Bob Maxwell Builders" prepared by Freeland & Associates, dated February 5, 1979, 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. 69 and 70 and running thence with the line of Lot No. 70 N. 27-30 W. 142.82 feet to an iron pin to the

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