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FILED
GREENVILLE, S. C.
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MORTGAGE OF REAL ESTATE - OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH CAROLINA) JUL 13 11 37 AM '71
COUNTY OF GREENVILLE) OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, McDOWELL-RODDY & ASSOCIATES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BUXTON DEVELOPMENT CORP.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Ten Thousand Five Hundred Thirty and No/100 Dollars (\$ 10, 530. 00) due and payable in full 120 days from date hereof, or at the time of receipt by the promissors of the third draw on a construction loan of promissors covering Lots 14 and 15 of Buxton Subdivision, according to plat recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 4N, at Pages 2, 3 and 4, with interest thereon from maturity at the rate of 7% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

~~That the said certain pieces, parcels or lots of land, with all improvements thereon, are herefor constructed thereon, situate, lying and being in the State of South Carolina, County of~~

All those certain pieces, parcels or lots of land, situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, as shown and designated as Lots 14 and 15 of a Subdivision known as "Buxton" according to plat entitled "Buxton" which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 4N, at Pages 2, 3 and 4.

This is a second mortgage, inferior in lien to a construction loan on the property.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.