

AFFIDAVIT FILED
Coffee at 11:00
G. H. H. H.

GRANTED
S. C.
JULY 18 AM '80
DONN... WRSLEY

1508 page 30

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE OF REAL ESTATE
To All Whom These Presents May Concern

WHEREAS, Bankers Trust of South Carolina (hereinafter referred to as "Mortgagee") holds a judgment against Thomas S. Bruce, et al., filed on November 4, 1977 in Judgment Roll No. 77-4136 in the Office of the Clerk of Court for Greenville County, S. C.; and

WHEREAS, Thomas S. Bruce, et al., have requested that Mortgagee release from the lien of that certain judgment certain properties located in Greenville County; and

WHEREAS, Mortgagee has agreed to release such properties from its judgment provided Buxton Development Corporation (hereinafter referred to as "Mortgagor") (whose sole shareholder is Thomas S. Bruce and as to which Mortgagee has a levy upon all the issued and outstanding capital stock of Mortgagor pursuant to the above judgment) deliver to Mortgagee the within mortgage to better secure repayment of the judgment; and

WHEREAS, Mortgagee has agreed to same, all as more particularly set out in an Agreement between the parties hereto dated June 26, 1980 and recorded on July 18, 1980 in deed volume 1129 at page 441 in the RMC Office for Greenville County, S. C.

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid Agreement, and in order to better secure the repayment of the aforesaid judgment, 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, the Mortgagee's heirs, successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 6 acres, more or less, according to plat entitled "Tom Bruce" prepared by Carolina Surveying Co. dated September 21, 1976 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the joint corner of property now or formerly owned by Charles Marchbanks and Dan Bruce, and running thence N. 88-55 W. 643.78 feet to an iron pin at property now or formerly owned by Tindall and running thence N. 7-10 E. 417 feet to an iron pin; thence turning S. 89-07 E. 615 feet to an iron pin; thence turning and running S. 3-12 W. 417 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by First Piedmont Bank and Trust by deed dated October 28, 1976 and recorded October 29, 1976 in deed volume 1045 at page 366 in the RMC Office for Greenville County, S. C.

MORTGAGEE'S ADDRESS: Bankers Trust of South Carolina, PO Box 448, Columbia, S. C. 29202.

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 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

(CONTINUED, ON NEXT PAGE)

10023-18E
400M

STATE OF SOUTH CAROLINA
RECORDS & CLERK
JUL 18 1980
11 20

4328 RV-2