STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DOUGLAS A. SMITH

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

MORTCAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

(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

TWENTY THOUSAND AND NO/100

Dollars 18 20,000.00 due and payable

one year from date,

with interest thereon from

date

at the rate of eight (8) per centum per annum, to be paid. at maturity

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 Morraggor may be indebted to the Morraggor 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 .55.00) 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 those certain pieces, parcels or lots of land, situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, shown and designated as Lots Nos. 99, 100, 101, 102 and 103 of a Subdivision known as "Buxton" according to a plat thereof by Piedmont Engineers and Architects which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N, at Pages 2, 3 and 4.

This is a second mortgage, being junior in lien to mortgage on the above described property given by Buxton Development Corp. to First Federal Savings & Loan Association, Greenville, S. C., dated March 17, 1975 and recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 235, at Page \_ 95









5.8,00

STATE OF SOUTH CAROLINA

**ASSIGNMENT** 

**GREENVILLE** COUNTY OF

FOR VALUE RECEIVED, the undersigned, BUXTON DEVELOPMENT CORP., does hereby sell, assign, transfer and set over unto BANKERS TRUST OF SOUTH CAROLINA, N. A., the within mortgage.

WITNESS the hand and seal of Buxton Development Corp. this 19 day of March, 1975.

BUXTON DEVELOPMENT CORP,

(SEAL)

In the presence of:

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

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

The Mattrigor covenants that is 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 1- as and encumbrances except as provided harm. The Mortgagor further covenants to warrant and forever defend all and singular file sail premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.