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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 23 4 25 PM '76
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dan P. and Doris D. Jenkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Buxton Development Corporation

(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

Seven Thousand Five Hundred and no/100 ----- Dollars (\$7,500.00) due and payable

with interest thereon from April 23, 1976 at the rate of one (1%) per centum per annum, to be paid:
The first payment being \$2,500.00 due and payable at time of second draw from construction loan, balance due upon sale of Lot 30, Buxton Subdivision

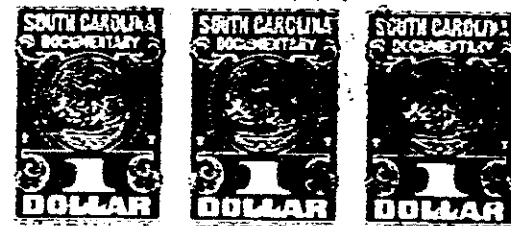
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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:

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 and designated as Lot 30 of Buxton Subdivision as shown on two (2) plats entitled Buxton and Addition to Buxton, said plats being prepared by Piedmont Engineers and Architects and dated November 5, 1970, and which plats are recorded in Plat Book 4-N at Pages 2, 3 and 4, according to said plats, the lot is described as follows:

BEGINNING at an iron pin at the joint corner of Lots 30 and 32; thence N. 33-46 W. 179.8 feet to an iron pin; thence N. 38-19 E. 81.15 feet to an iron pin; thence S. 52-50 E. 162.5 feet to an iron pin; thence in the roadway, joint front corner of Lots 30 and 29; thence with said roadway S. 36-14 W. 65.6 feet; thence continuing with said roadway S. 33-33 W. 74.4 feet to the point of beginning.

This mortgage is junior to that mortgage of even date given by the mortgagors herein to First Federal Savings and Loan Association of Greenville South Carolina.



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 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.

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