

Mortgagee: Sugar Creek Villas - B Tanager Circle, Greer, S.C. 29651

GREENVILLE

BOOK 1625 PAGE 949

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 15 4 20 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, ANN BROCK AYERS

BOOK 1627 PAGE 795

(hereinafter referred to as Mortgagor) is well and truly indebted unto COTHRAN & DARBY BUILDERS, INC.

(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

Sixty Five Thousand Four Hundred and No/100-----

Dollars (\$ 65,400.00 ) due and payable

in accordance with terms of note of even date herewith

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, being known and designated as Unit No. 15-B, of Sugar Creek Villas Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 15, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, on September 15, 1980, in Deed Book 1133, Pages 365 through 436, inclusive, and survey and plat plan recorded in the R.M.C. Office for Greenville County in Plat Book 7-X, Page 40, as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated February 25, 1981, and recorded in the R.M.C. Office for Greenville County on February 26, 1981, in Deed Book 1143, Pages 305 through 319 inclusive.

This is the same property conveyed to the mortgagor by the mortgagee recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

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For REM to this assignment see Book 1625 Page 949

REM 1627 PAGE 795  
12:12 PM '83 NO. 10350  
Dorrie S. Tankersley

GREENVILLE  
FILED  
SEP 28 12 12 PM '83  
DORRIE S. TANKERSLEY

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

HILL, WYATT & BANNISTER  
ASSIGNMENT

FOR VALUE RECEIVED, the within mortgage and the note which it secures is hereby transferred, set over and assigned unto John C. Cothran, without recourse.

WITNESSES:

COTHRAN & DARBY BUILDERS, INC.

Richard B. Kish  
Elizabeth M. Adewale

By:

[Signature]  
X 10350

Dated: September 27, 1983

Assignment recorded September 28, 1983 at 12:12 P.M.

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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