

BOOK 1271 PAGE 335

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Waller, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 2 1975

PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOUGLAS A. SMITH AND WILLIAM H. SMITH, d/b/a WOODFERN STUDIOS, A Partnership,
(hereinafter referred to as Mortgagor) is well and truly indebted unto EUXTON DEVELOPMENT CORP.

for the purpose of securing a loan of \$100,000.00 to be repaid on any day or days certain
hereby.

RECORDING FEE
PAID \$ 1.00

PAID AND SATISFIED IN FULL THIS 17th DAY OF MARCH, 1975.

EUXTON DEVELOPMENT CORP. (SEAL)

By: Tom S. Bruce
Tom S. Bruce, President

In the presence of:

John D. ...
John D. ...

LEATHERWOOD, WALLER, TODD & MANN
ATTORNEYS AT LAW
GREENVILLE, S. C.

MAR 19 1975

RECORDED
MAR 19 1975
COUNTY OF GREENVILLE
S. C.

21564

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 due therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter installed, 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 Mortgagee covenants that it is lawfully seized of the premises herebefore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or transmit the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

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