

GREENVILLE
FILED

Coffey St. Mall
Greenville

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE CO. S. C.
JUL 17 11 22 AM '80
DEAN T. TAMMERSLEY
REC'D

1508 33
BOOK 78 1648

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

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

Bozoman, Grayson & Smith, Attorneys

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 execute, 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 FMC Office for Greenville County, S. C.

NOW, KNOW ALL MEN, that the Mortgagee 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 Mortgagee in full 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, situated, lying and being in the State of South Carolina, County of Greenville, containing 2 acres, more or less, according to a plat entitled "Survey for T. S. Bruce" prepared by Carolina Surveying Co. dated February 24, 1978 and having according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the joint line of the property herein described and property now or formerly of ~~Bankers Trust~~ and running S. 3-28 W. 73 feet to a point; thence with the joint line of the property herein described and property now or formerly of First Piedmont Bank & Trust Co., S. 80-49 W. 692.7 feet to a point; thence with the joint line of the property herein described and property now or formerly of Tom S. Bruce, N. 8-46 E. 211.1 feet to a point; thence with the joint line of the property herein described and other property of Buxton Development Corporation, S. 87-06 E. 619.2 feet to a point; thence N. 80-49 E. 38.1 feet to the point of beginning.

This is the same property conveyed to the mortgage herein by First-Citizens Bank & Trust Company of South Carolina in deed dated July 14, 1980 and recorded July 18, 1980 in deed volume 1129 at page 432 in the FMC 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, creditments, 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

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LOCATED
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DEC 8 1982

GREENVILLE CO. S. C.
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