

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, First Trust Investment Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company as Substitute Trustee under will of P. L. Bruce

(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 *Three Hundred Six Thousand, Four Hundred Thirty-Six and No/100* Dollars (\$306,436.00) due and payable

Payable in two equal annual principal installments of \$153,218.00 plus interest at the rate of ten (10%) percent per annum. The first installment due one (1) year from date and the second installment due two (2) years from date. Accrued interest shall be paid at the time of the principal payment. Privilege is reserved to prepay in full or in part without penalty.

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: annually

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

ALL that piece, parcel or tract of land in Butler Township, in the State and County aforesaid, containing 4.98 acres shown on survey for First Trust Investment Co., Inc. dated April 13, 1984 prepared by C. O. Riddle, Registered Land Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Power Drive 927.6 feet from its intersection with Woodruff Road and running thence along the southern side of Power Drive N. 64-23 E. 542.84 feet to an iron pin and running thence S. 25-44-38 E. 399.81 feet to an iron pin at the corner of property of LQ Joint Venture No. 800 and running thence with the line of said property S. 64-23 W. 542.84 feet to an iron pin at the corner of property of Bowman Transportation, Inc. and running thence with the line of said property N. 25-44-38 W. 399.81 feet to the point of BEGINNING.

This being a portion of the same property conveyed to First Trust Investment Co., Inc. by deed of Southern Bank and Trust Company as Substituted Trustee under the Will of P. L. Bruce, Deceased by deed dated April 27, 1984 and to be recorded herewith.

The Mortgagor shall be entitled to the release of land from the within mortgage according to the terms set out in the Option between Mortgagor and Mortgagee dated March 28, 1983, the same being incorporated herein by reference.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX 122.60
APR 27 1984
PB 11215

400.9 11801

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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