

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE
OF
REAL PROPERTY**
JOURNAL OF RECORDS:
R.H.C.

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THIS MORTGAGE, executed the ...27th... day of ...April... 19 84 by
First Trust Investment Co., Inc. (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is ...
P. O. Box 2568, Greenville, S. C. 29602

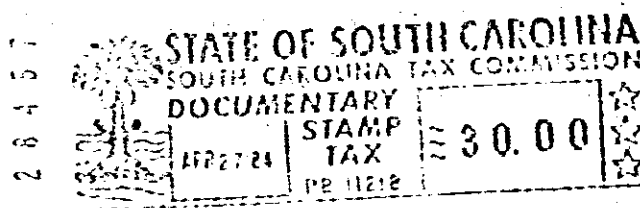
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated .. April 27, 1984..... to Mortgagee for the principal amount of Seventy-Five Thousand and No/100 (\$75,000.00)..... Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that piece, parcel or tract of land in Butler Township, in the State and County aforesaid, containing 1.66 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 1,470.4 feet from its intersection with Woodruff Road and running thence along the southern side of Power Drive N. 64-23 E. 21.19 feet to an iron pin at the cul de sac of Power Drive; thence along the curve of said cul de sac of Power Drive the radius of said curve being 50 feet and the the chord of which is N. 64-23 E. 80 feet to an iron pin; thence N. 64-23 E. 35.17 feet to an iron pin on the southwestern side of the right of way of I-385 and running thence with the southwestern side of said right of way S. 55-30-31 E. 165.50 feet to a concrete monument and running thence S. 17-04-44 E. 167.31 feet to a concrete monument on the western side of a Frontage Road (Not Open) S. 15-39-24 W. 120.90 feet to an iron pin at the corner of property of IQ Joint Venture No. 800 and running thence with the line of said property S. 64-23 W. 113.36 feet to an iron pin and running thence N. 25-44-38 W. 399.81 feet to the point of BEGINNING.

Being a portion of the same property conveyed to the Mortgagor by deed of even date to be recorded herewith.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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