

Mortgagees's mailing address: P. O. Box 608, Greenville, S. C. 29602

1422 428

State of South Carolina

Mortgage of Real Estate

County of)

THIS MORTGAGE made this 31st day of January 1978

by Lloyd D. Auten

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, South Carolina 29602

WITNESSETH

THAT WHEREAS Lloyd D. Auten

is indebted to Mortgagee in the maximum principal sum of Ninety One Thousand One Hundred Sixty Seven

Dollars and Ninety Seven Cents Dollars (\$91,167.97) which indebtedness is

evidenced by the Note of Lloyd D. Auten of even

date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of

which is 4 years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 91,167.97 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as more fully shown on a plat entitled "Property of Lloyd D. Auten" prepared by John A. Simmons, Surveyor, dated November 4, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Garlington Road, located 580 feet more or less from Pelham Road, at the corner of property of Gulf Oil Corporation and running thence along the line of said property S. 66-15 E. 407.1 feet, passing an iron pin 23.6 feet from the center of Garlington Road, to an iron pin at the corner of property of Reliance Electric Co., running thence with the line of said property S. 21-41 W. 1,663.5 feet to a point in the center of Rocky Creek, passing an iron pin on the northern bank of said creek 10.2 feet from the center of said creek, running thence with the center of said Rocky Creek the following courses and distances: N. 64-27 W. 68.7 feet; N. 80-10 W. 100 feet; N. 40-05 W. 100 feet; N. 86-30 W. 100 feet; N. 54-10 W. 100 feet; N. 26-50 W. 100 feet; N. 45-05 W. 100 feet; and N. 55-05 W. 300 feet to an iron pin in the center of Garlington Road in the center of the bridge over Rocky Creek running thence with the center of Garlington Road the following courses and distances: N. 36-07 E. 69 feet; N. 40-04 E. 46.4 feet; N. 52-31 E. 100 feet; N. 67-10 E. 72.3 feet; N. 73-18 E. 272.4 feet; N. 70-32 E. 55.3 feet; N. 62-46 E. 100 feet; N. 52-46 E. 100 feet; N. 42-42 E. 100 feet; N. 32-46 E. 100 feet; N. 22-53 E. 97.5 feet; N. 17-24 E. 102.5 feet; N. 16-11 E. 100 feet; N. 14-59 E. 100 feet; N. 13-47 E. 100 feet; N. 12-57 E. 32 feet; and N. 12-46 E. 146.3 feet to the point of beginning.

Being a portion of the property conveyed to the Mortgagor by H. Hoke Smith by deed recorded in the RMC Office for Greenville County July 20, 1972 in Deed Book 949 at page 383.

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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).

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