

Mortgagee's mailing address: P. O. Box 2568, Greenville, S. C. 29602
BOOK 73 PAGE 559

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL PROPERTY

FILED
GREENVILLE CO. S. C.
JAN 13 AM '80
DONNIE S. TANKERSLEY
R.N.C.

THIS MORTGAGE, executed the 18th day of September, 1980, by Lloyd D. Auten (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 2568, Greenville, South Carolina, 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 September 18, 1980, to Mortgagee for the principal amount of Three hundred thousand and 00/100 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 certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a compiled plat entitled "Property of Lloyd D. Auten", prepared by Freeland & Associates, Engineers-Land Surveyors, dated November 6, 1979, and containing 1.15 acres and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Haywood Road at its intersection with Pelham Road and running thence with the western side of Haywood Road, S. 7-30 E. 206.10 feet to an iron pin at the corner of property of Tarleton-Tankersley; running thence along the line of said property, N. 86-43 W. 245.0 feet to an iron pin at the corner of property of Tarleton-Tankersley; running thence with the line of said property, N. 0-12 E. 205.0 feet to an iron pin on the southern side of Pelham Road; running thence with the southern side of Pelham Road, N. 84 53 E. 179.45 feet to an iron pin at the intersection of Pelham Road and Haywood Road; running thence with the said intersection, S. 51-17 E. 49.02 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Liberty Life Insurance Company dated November 19, 1979 and recorded in the RMC Office for Greenville County on November 19, 1979 in Deed Book 1115, at Page 963.

ALSO: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 0.998 acres and known as Tract B-2 and a tract containing 1.574 acres known as part of Tract B-3, and having according to a plat entitled "Property of Lloyd D. Auten", dated September 9, 1980, prepared by Freeland & Associates, Engineers-Land Surveyors, the following metes and bounds, to-wit:

(continued on attached Schedule A)

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

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
20.00

180231 FEB 20 1981
First National Bank of S. C.
Recorded on this 20th day of February 1981
David L. Beard, Vice President
GREENVILLE CO. S. C. CLERK
FILED
GREENVILLE CO. S. C. CLERK
FEB 20 1981