STATE OF SOUTH CAROLINANY LEO LE CO. S. C. COUNTY OF GREENVILLE OCT 25 29 PM 183

DONNIL S. JAMERSLEY
R.M.C.

MORTGAGE BOOK 1832 FACE 332 OF REAL PROPERTY

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ASSESS AND ADMINISTRA

THIS MORTGAGE, executed the ..25th, ... day of ... October ... 19 .83 by FIRST INVESTMENT COMPANY, INC. AND ILOYD D. AVIFN (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

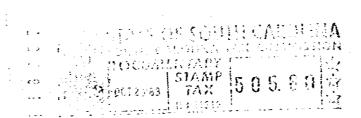
WITNESSETH:

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 ..October .25, . 1983, ..., to Mortgagee for the principal amount of Cne. Million. Two. Hundred. Sixty-Four. Thousand. & No/100Dollars, 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, containing 4.58 acres as is more fully shown on a plat for First Trust Investment Company, Inc. and Lloyd D. Auten dated October 13, 1983, and prepared by Robert R. Spearman, Registered Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern corner of U.S. Highway 29 and Henrydale Street, and running thence with the curvature of said intersection, the chord of which is S. 88-58 E. 29.18 feet to an iron pin on the southwestern side of Henrydale Street; running thence with the southwestern side of Henrydale Street S. 41-44 E. 360.90 feet to an iron pin at the intersection of Henrydale Street and Grove Road; running thence with the curvature of said intersection, the chord of which is S. 08-05 E. 29.08 feet to an iron pin on the western side of Grove Road; running thence with the western side of Grove Road S. 25-22 W. 331.60 feet to an iron pin; running thence N. 64-38 W. 537.90 feet to an iron pin on the southeastern side of U.S. Highway 29; running thence with the southeastern side of U.S. Highway 29; running thence with the southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S. Highway 29; running thence with the Southeastern side of U.S.

This is the identical property conveyed to the Mortgagors herein by Leroy Cannon Volkswagen by deed of even date to be recorded simultaneously 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 that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby.

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