STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CORPORATION)

CORPORATION

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FIRST HARTFORD REALTY CORPORATION , a corporation organized and State of Connecticut

LLOYD D. AUTEN

(hereinaster referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: ONE HUNDRED FIFTY-ONE THOUSAND THREE HUNDRED SEVENTY-TWO AND NO/100 Dollars

(\$ 151, 372.00 due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference the Drime ых кажах кажах кажах кажах rate prevailing on December 22, 1976 at the South Carolina National Bank of Charleston, Greenville, South Carolina (which interest rate shall in no event be greater than 8% per annum), to be paid as provided for in said Note; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Nortgagor'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 Martgagee, 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 tract of land containing 5.33 acres, situate, lying and being in the State of South Carolina, County of Greenville, being more fully shown on a plat entitled "Survey for First Hartford Realty Corporation", dated December 18, 1972, revised -- Church and 5.33 acre tract added February 27, 1976; revised October 21, 1976--prepared by Douglas S. Crouch, Registered Land Surveyor No. 962 S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of S.C. Highway 146--Woodruff Road--in the center of Old Roper Mountain Raod and running thence with the center of Old Roper Mountain Road, N. 5-36 E. 499 feet to a point, thence continuing N. 5-36 E. 193.6 feet to a point on the southwestern side of Interstate Highway I-385, running thence with the southwestern side of said highway S. 64-53 E. 410.65 feet to a point at the corner of tract "B", running thence with the line of tract "B", S. 14-57 E. 678.2 feet to a point on the northeastern side of S.C. Highway 146--Woodruff Road--and running thence with the northeastern side of said raod N. 59-59 W. 127.05 feet and N. 63-27 W. at 1 o deed of the Mortgagee herein, dated December 21, 1976, recorded in the RMC Offic e for Greenville County in Deed Book 1049 at Page 497 on December 21 1976.

SEE AGREEMENT RECORDED IN DEED BCCK 1048 PAGE 497

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.