

Mortgagee's address 340 N. Main St., Greenville, S. C. 29601

MORTGAGE OF REAL ESTATE—Offices of ~~Leadbetter, Walker, Todd & Mann~~, Attorneys at Law, Greenville, S. C.

1387 FILE 718

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
MAY 21 10 42 AM '77  
LONNIE S. TAMMERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED  
INDEXED

WHEREAS, AUCTION RECON CENTER, INC., N. A. WALDROP, and TOM S. BRUCE

are well and truly indebted unto FIRST PIEDMONT BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Hundred Thousand and no/100-----Dollars (\$ 200,000.00) due and payable on demand

prime plus

with interest thereon from May 3, 1976 at the rate of two per centum per annum, to be paid: monthly and N. A. Waldrop and Tom S. Bruce (hereinafter referred to as mortgagors) desire to furnish this mortgage as additional collateral for further advances

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor'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 Mortgagee, 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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the Southern side of Montgomery Avenue and the Eastern side of Pickney Street, near the City of Greenville, being shown and designated as Property of Henry Briggs on a plat thereof made by R. E. Dalton, Engineer, dated July, 1923, and having according to a more recent Plat of the Property of N. A. Waldrop and Tom S. Bruce, Sr., made by Dalton & Neves Co., Engineers, dated October, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Montgomery Avenue with Pickney Street and running thence along the Southern side of Montgomery Avenue, N. 56-11 E., 335.9 feet to an old iron pin; thence along the line of property now or formerly owned by Moran, S. 33 03 E., 182 feet to an iron pin on a rock; thence along the line of property now or formerly owned by W. W. Lipscombe, now owned by Caudle Black, Simmons and Cook, S. 56-15 W., 336.6 feet to an old iron pin on Pickney Street; thence along the Eastern side of Pickney Street N. 32-52 W., 181.5 feet to an iron pin, the beginning corner.

The above described property is the same conveyed by deed of John W. Grady, III to N. A. Waldrop and Tom S. Bruce, Sr., dated October 4, 1972, recorded October 9, 1972, in Deed Book 957, at page 333, in the R.M.C. Office for Greenville County.

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

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