

Mortgagee's mailing address: 500 E. Washington Street
P. O. Box 10148, Greenville, S. C. 2960

FILED
GREENVILLE CO. S.C.

1399 698

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lloyd D. Auten (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S.C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Hundred Twenty Five Thousand and No/100----- DOLLARS (\$ 325,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable October 1, 1992.

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 to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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, situate, lying and being on the southern side of East North Street Extension, County of Greenville, State of South Carolina, and being shown and designated as a 2.06 acre tract on a plat entitled Property of Fidelity Company, Inc., dated March 16, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-J, at Page 63, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of East North Street Extension, joint front corner of instant property and property now or formerly belonging to Clyde E. Jones as shown on said plat and running thence along East North Street Extension N. 81-33 E. 68.8 feet to a point; thence running N. 82-31 E. 101.2 feet to a point; thence running along said East North Street Extension N. 86-02 E. 30.12 feet to a point; thence running S. 8-58 E. 445.76 feet to a point; thence running S. 82-00 W. 200 feet to a point; thence running N. 8-58 W. 448.3 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being on the eastern side of 291 BY-Pass, County of Greenville, State of South Carolina, and being shown and designated on a plat entitled Property of Fidelity Company, Inc. dated March 16, 1970, recorded in the R.M.C. Office for Greenville County in Plat Book 4-J, at Page 63, and has according to said plat the following metes and bounds, to-wit:

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 130.00
PB 11218

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