

100 Box 2568
GREENVILLE, S.C. 29602

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
AUG 18 4 07 PM '77
DORRIS S. TANNERLEY
R.M.C.

1407 PAGE 460

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Toyota of Greenville, Inc.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
180.00
FEB 11 218

SEND(S) GREETING: (hereinafter referred to as Mortgagor)

FOR MORTGAGE

WHEREAS, the Mortgagor is well and truly indebted unto **First National Bank of South Carolina**, 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 **Four Hundred Fifty Thousand and No/100ths** DOLLARS (\$450,000.00), 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

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WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable December 1, 1984,

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 and 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Western side of Laurens Road, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 5 and 6 as shown on a plat of Property of Mary V. Harmon, prepared by Dalton & Neves, dated March 1, 1944, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book N at page 175 and having, according to said plat and also according to a more recent plat prepared by Piedmont Engineers, Architects & Planners, dated April 5, 1976, entitled "Survey for Walter S. Griffin, et al.", the following metes and bounds:

BEGINNING at an iron pin on the Western side of Laurens Road at the joint corner of Lots Nos. 4 and 5 and running thence with the line of Lot No. 4 S. 64-30 W. 649 feet to an iron pin in the line of property now or formerly of Kellett; thence with the line of said Kellett property N. 21-09 W. 264.8 feet to an iron pin at the joint corner of Lots Nos. 6 and 7; thence with the line of Lot No. 7 N. 64-30 E. 629 feet to an iron pin on the Western side of Laurens Road; thence with the Western side of Laurens Road S. 25-30 E. 264 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Walter S. Griffin and Robert S. Small dated April 5, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1055 at Page 151 on April 22, 1977.

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