

Mortgagee's mailing address: 402 Ramblewood Lane, Greenville, S. C. 29615

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JAN 16 11 18 AM '80
JOHN BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, First Trust Investment Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lloyd D. Auten

(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 Fourteen Thousand Five Hundred and 00/100-----

-----Dollars (\$ 14,500.00) due and payable

120 days from date. Accrued interest shall be payable every 60 days.

with interest thereon from date at the rate of 16% per centum per annum, to be paid:

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, its 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,

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Survey for First Piedmont Bank and Trust Company" prepared April 1, 1977 by Carolina Surveying Company, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located N. 77-37 W. 997.2 feet from an iron pin on the western side of Crestwood Drive, at the corner of other property of First Piedmont Bank and Trust Company and a tract entitled Pt. Tract B and running thence N. 78-16 W. 512.5 feet to an iron pin; running thence N. 8-43 E. 234.7 feet to an iron pin; running thence S. 77-26 E. 460.9 feet to an iron pin; running thence S. 3-58 E. 236.5 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Bankers Trust of South Carolina, dated September 11, 1979 and recorded in the RMC Office for Greenville County on September 19, 1979 in Deed Volume 1111, at Page 842.

GCTO --- 1 JA1080 421

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
\$ 05.00

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 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.

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