

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
SEP 10 42 AM '81
JUNNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Samuel P. Howard and Jane H. Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Trust Investment Company, Inc.

(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 Three Thousand Nine Hundred Forty-Two and 50/100-----

-----Dollars (\$ 3,942.50) due and payable

According to the terms of Note of even date

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

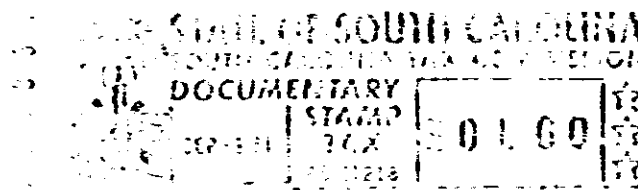
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 being 10 feet in width and being shown on a plat prepared by Carolina Surveying Company entitled, "Survey for Sam Howard" dated February 3, 1981, revised March 10, 1981, revised August 21, 1981 and having according to said plat the following metes and bounds to-wit:

TO FIND THE POINT OF BEGINNING, BEGIN at a point located 184.1 feet from the intersection of Pelham Road and a proposed road known as Brendan Way and running thence S 6-14 E 345.65 feet along Pate property to a point which is the point of beginning located at the southeastern most corner of a tract heretofore conveyed to Samuel P. Howard, Jr. and Jane H. Howard in the line of property of Pate and running thence with line of property of Pate S 6-14 E 10 feet to an iron pin and running thence N 75-05 feet W 170.86 feet to an iron pin on the eastern side of a proposed road (Brendan Way) which iron pin is located 113.8 feet from the intersection with a proposed road and running thence along the eastern side of Brendan Way N 32-54 E 10 feet to a point and running thence along a line of property heretofore conveyed to Samuel P. Howard, Jr. and Jane H. Howard S 75-01 E 164.17 feet from the point of beginning.

GCTO ----- SE 9 81 201



Then same property from First Trust Investment Company, Inc. recorded herewith.

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.

4. 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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