

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS,

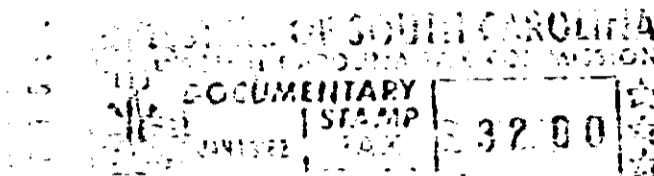
DAVID LEROY NEWELL AND PAULINE G. NEWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto AUTO BROKERS, 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 Eighty Thousand and No/100----

Dollars (\$ 80,000.00 ) due and payable

ACCORDING TO THE TERMS OF THE NOTE OF EVEN DATE EXECUTED SIMULTANEOUSLY HEREWITH.



with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 15% per centum per annum, to be paid: monthly.

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being a 0.68 acre tract of land lying near the City of Greenville, in the County of Greenville, State of South Carolina, at the Southern intersection of White Horse Road (U.S. Highway 25 By-Pass) and Bramlett Road (S.C. Highway 253), said tract being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the Southeasterly right of way line of Bramlett Road and the Southwesterly right of way line of White Horse Road, and running thence S. 47-44 E. along said Southwesterly right of way line of White Horse Road a distance of 312.4 feet to an iron pin at the Northwestern corner of Section 2, Lot 1, Lockwood Heights Subdivision; thence S. 59-30 W. along property line of said Subdivision a distance of 67.2 feet to an iron pin; thence N. 48-29 W. a distance of 125.6 feet to a point on the Southeasterly building line of an existing building; thence S. 65-58 W. along said Southeasterly building line a distance of 27.0 feet to the most Southerly corner of said building; thence N. 47-44 W. along the Southwesterly line of said building a distance of 42.8 feet to a point on said Southwesterly building line; thence S. 45-44 W. a distance of 17.6 feet to a point at the corner of a gate; thence N. 57-20 W. a distance of 155.6 feet to an iron pin on the Southeasterly right of way line of Bramlett Road; thence N. 59-20 E. along said Southeasterly right of way line of Bramlett Road a distance of 140.2 feet to the point of beginning of the herein described tract, containing 0.68 acres of land, more or less; together with all improvements thereon and the appurtenances thereunto belonging.

This is the identical property conveyed to the Mortgagors herein by Auto Brokers, Inc. by deed of even date to be recorded simultaneously herewith.

Should the above described property be sold by Mortgagors by way of deed, bond for title or installment contract without Mortgagee's prior written consent, excluding a transfer by devise or decent, Mortgagee may, at its option, demand all of the sums secured by this mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale, Mortgagee and the person to whom the property is to be sold reach agreement

(CONTINUED ON ATTACHED "EXHIBIT A")

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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