

County of Greenville

Mortgage of Real Estate

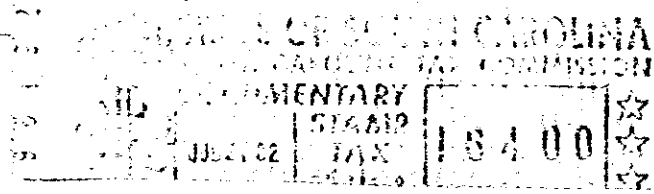
THIS MORTGAGE made this 21st day of July, 1982

by LLOYD D. AUTEN

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602

WITNESSETH:



THAT WHEREAS, LLOYD D. AUTEN is indebted to Mortgagee in the maximum principal sum of Four Hundred Ten Thousand and No/100 Dollars (\$ 410,000.00), which indebtedness is evidenced by the Note of LLOYD D. AUTEN of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 410,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 1.90 acres, as is more fully shown on a plat entitled "Survey for Richard Watson", prepared by Carolina Surveying Company, dated June 27, 1980, last revised December 22, 1980, and having, according to said plat, the following metes and bounds, to-wit:

TO FIND THE POINT OF BEGINNING, BEGIN at an iron pin on the Eastern side of Haywood Road at the Northwesterly corner of property of Mobil Oil Corporation (the property of Mobil Oil Corporation being located at the Northeasterly intersection of Haywood Road and Interstate 385); running thence along the Eastern side of Haywood Road N. 4-21 W. 100.65 feet to an iron pin; running thence N. 7-02 W. 87.0 feet to an iron pin; running thence N. 8-06 W. 12.5 feet to an iron pin at the intersection of Haywood Road and a Proposed Road; and running thence with the intersection of said Proposed Road N. 40-57 E. 32.8 feet to an iron pin; running thence along the Southern side of said Proposed Road S. 89-59 E. 364.78 feet to an iron pin which marks the POINT OF BEGINNING: FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, running thence with the Southern side of said Proposed Road S. 84-19 E. 66.8 feet to an iron pin; running thence S. 73-20 E. 92.5 feet to an iron pin; running thence S. 61-45 E. 83.4 feet to an iron pin; running thence S. 53-57 E. 111.73 feet to an iron pin at the corner of a tract containing 10.00 acres; running thence with the line of said property S. 25-14 W. 321.80 feet to an iron pin at the corner of a tract of 3.50 acres; running thence with the line of said property N. 41-31 W. 274.3 feet to an iron pin at the corner of a tract of 0.257 acres, and running thence with the line of said property N. 0-01 E. 223.89 feet to the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagor herein by Alliance Haywood Associates, a South Carolina General Partnership, by deed dated January 21, 1982, recorded January 22, 1982, in the R.M.C. Office for Greenville County in Deed Book 1161 at Page 382.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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