Mortgages Addess - R.O. 240435 Charlotte, No

MORTGAGE OF REAL ESTATE-Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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GONNA CALANTERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

American Service Corporation of S.C.

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

Carriage House Greenville Venture,

WHEREAS, the Mortgagor is well and truly indebted unto a North Carolina partnership, (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 Thousand and no/100 DOLLARS (\$1,400,000.00)

with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid as follows:

- (i) March 15, 1981 Principal payment of \$400,000.00 plus accrued interest.
 (ii) March 15, 1982 Principal payment of \$350,000.00 plus accrued interest.
- (iii) March 15, 1983 Principal payment of \$350,000.00 plus all accured
- interest.
 (iv) March 15, 1984 Principal payment of entire remaining balance plus
 all accrued and unpaid interest.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that certain piece, parcel or lot of land, together with improvements thereon, located in the City of Greenville, State of South Carolina, more fully described on Exhibit A attached hereto and made a part hereof.

Derivation: Deed from Carriage House Greenville Venture to Mortgagor recorded simultaneously herewith.

This mortgage is subject to the mortgage of Mass Mutual Mortgage and Realty Investors, recorded in Mortgage Book 1188 at page 585, dated July 13, 1971, which had an original principal balance of \$1,600,000.00.

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For additional provisions, see Exhibit "B" attached hereto and by this reference made a part hereof.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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