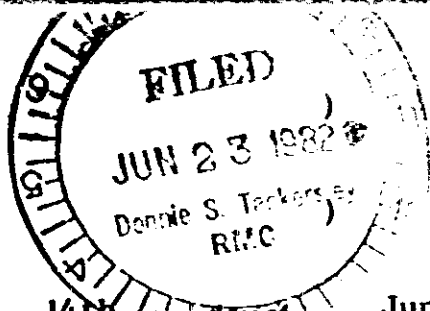


State of South Carolina

County of Greenville



BOOK 1573 PAGE 520



Mortgage of Real Estate

THIS MORTGAGE made this 14th day of June, 1982, by Gary H. Long and Suzanne L. Long

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

Fountain Inn, South Carolina

(hereinafter referred to as "Mortgagee"), whose address is 100 South Weston St., Fountain Inn, South Carolina

WITNESSETH:

THAT WHEREAS, Gary H. Long and Suzanne L. Long is indebted to Mortgagee in the maximum principal sum of Forty Thousand and No/100 Dollars (\$40,000.00), which indebtedness is evidenced by the Note of Gary H. Long and Suzanne L. Long of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 12-10-82 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

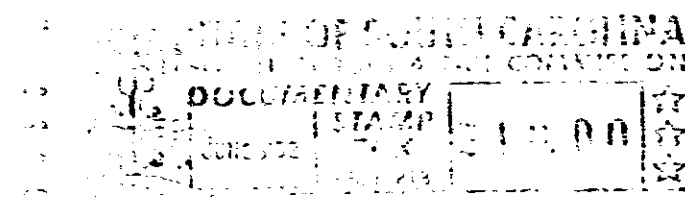
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 40,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Fountain Inn, being shown and designated as Lot No. 40 and a portion of Lot No. 41 in accordance with plat recorded in the RMC Office for Greenville County in Plat Book WWW, at page 16, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Southwestern side of Belmont Drive, joint front corner with Lot No. 39, and running thence along Belmont Drive, S. 62-0 E., 115 feet to an iron pin; thence S. 28-00 W., 200 feet to an iron pin; thence N. 62 W., 115 feet to an iron pin; thence N. 28 E., 200 feet to an iron pin, being the point of beginning.

THIS being the identical property conveyed to the Mortgagors herein by deed of Sara A. Patton, dated February 9, 1981, recorded February 11, 1981 in Deed Book 1142, at page 579 in the RMC Office for Greenville County, S.C.

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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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