

MORTGAGE Form Prepared by Haynsworth, Perry, Bryant, Minn & Easton, Attorneys at Law, Greenville, S.C.
c/o William J. Alexander, III
Mortgagees' Address: P. O. Box 848
Greenville, SC 29662

State of South Carolina,

PURCHASE MONEY MORTGAGE

AUG 4 3 40 PM '93
COUNTY OF GREENVILLE
DONNIE SLEY
R.H.L.

LONG MANAGEMENT SERVICES, INC. SEND GREETING:
WHEREAS, the said Long Management Services, Inc.

and by its certain promissory note in writing, of even date with these presents, as well and truly indebted to William J. Alexander, III, Roger S. Alexander, Claudine M. Alexander and Lillian Smith in the full and just sum of One Hundred Thirty Thousand and No/100 \$130,000.00 DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of twelve (12%) per centum per annum, and principal and interest being payable in monthly installments as follows:
Beginning on the first day of October 1983, and on the first day of each month thereafter the sum of \$1,369.19 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of August 2008 and the balance of said principal and interest to be due and payable on the first day of September 2008. The aforesaid monthly payments of \$1,369.19 each are to be applied first to interest at the rate of Twelve (12%) per centum per annum on the principal sum of \$130,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of twelve (12%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent. of the indebtedness as attorney's fees, to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said Long Management Services, Inc. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said William J. Alexander, III, Roger S. Alexander and Lillian Smith according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said Long Management Services, Inc. in hand and truly paid by the said William J. Alexander, III, Roger S. Alexander, Claudine M. Alexander and Lillian Smith and before the signing of these Presents, the receipt hereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said William J. Alexander, III, Roger S. Alexander, Claudine M. Alexander and Lillian Smith, their heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being in the City of Mauldin, County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Property of Long Management Services, Inc." by T. H. Walker, Jr. Reg. L.S. 3182 dated July 22, 1983, containing 0.966 acres, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of U.S. Route 276, said pin being 318.1 feet plus or minus from intersection of U.S. Route 276 and Jenkins Street and running with Route 276 N. 18-34 W. 100 feet to an old iron pin; thence turning and running N. 78-49 E. 201.67 feet to an old iron pin; thence turning and running N. 18-34 W. 100 feet to an old iron pin; thence turning and running N. 78-49 E. 111.33 feet to an old iron pin on a 50 foot street; thence turning and running along said street S. 18-34 E. 200 feet to an old iron pin; thence turning and running S. 78-49 W. 313 feet to an iron pin the point of beginning.

This being the same property conveyed to the Mortgagor herein by deeds of William J. Alexander, III, Roger S. Alexander, Claudine M. Alexander, and Lillian Smith dated July 27 and August 2, 1983 and recorded in the Greenville County S.C. Office in Book 1123, at Page 306, and

7490

1123