

REAL ESTATE MORTGAGE

SEP 12 3 49 PM '84

State of South Carolina,

County of GREENVILLE

The Citizens and Southern National Bank
of South Carolina
P. O. Box 1449
Greenville, SC 29602

800-1025-182

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, _____ the said Long Management Services, Inc., hereinafter called Mortgagor, in and by its certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of One Hundred Ninety-seven Thousand Dollars (\$197,000.00), with interest thereon payable in advance from date hereof at the rate of C&S National Bank's prime rate plus 1% per annum; the principal of said note together with interest being due and payable in (84) Number

monthly installments as follows:
(Monthly, Quarterly, Semi-annual or Annual)
Beginning on January 1, 1984, and on the same day of each month period thereafter, the sum of Two Thousand Three Hundred Forty-Five and 24/100 Dollars (\$2,345.24)

and the balance of said principal sum due and payable on the 1st day of December, 1990.
*Interest only shall be payable November 1 and December 1, 1983

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of _____% per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that certain piece, parcel or lot of land, together with improvements thereon, 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 Mortgagor by deed of William J. Alexander, III, Claudine M. Alexander and Lillian Smith dated August 2, 1983 and recorded on August 4, 1983 in RMC Office for Greenville County in Deed Book 1193 at Page 806 and by deed of Roger S. Alexander dated July 27, 1983 and recorded on August 4, 1983 in the RMC Office for Greenville County in Deed Book 1193 at Page 815.

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