

CITIZENS & Southern National Bank  
P. O. Box 1449  
Greenville, SC 29602

REAL ESTATE MORTGAGE

State of South Carolina,  
County of GREENVILLE

VOL 1643 PAGE 872

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONCURRENT TECHNOLOGIES CORPORATION

SEND GREETINGS:

WHEREAS, \_\_\_\_\_ the said Concurrent Technologies Corporation, 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 EIGHTEEN THOUSAND Dollars (\$ 18,000.00 ), with interest thereon payable in advance from date hereof at the rate of 13.5 % per annum; the principal of said note together with interest being due and payable in ( 72 ) \_\_\_\_\_ monthly \_\_\_\_\_ installments as follows:

(Monthly, Quarterly, Semi-annual or Annual)  
Beginning on February 16, 19 84, and on the same day of each monthly period thereafter, the sum of Three hundred sixty-six and 10/100 Dollars (\$ 366.10 ) and the balance of said principal sum due and payable on the 16th day of January, 19 90.

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, situate, lying and being on the eastern side of U. S. Highway 25 near the Town of Travelers Rest in the County of Greenville, South Carolina, and having, according to a survey prepared by Charles F. Webb, Surveyor, dated February, 1974, and recorded in the RMC Office for Greenville County in Plat Book 5-B, at Page 74, the following metes and bounds:

BEGINNING at an iron pin on the east side of the right-of-way for U. S. Highway 25 at the joint front corner of the within tract and property now or formerly belonging to E. B. Beemer, and running thence S 75-08 E, 1,267.1 feet to an iron pin; thence S 23-34 W, 217.6 feet to an iron pin; thence S 74-09 W; 202.1 feet to an iron pin; thence N 73-55 W, 1,103.8 feet to an iron pin; thence N 32-22 E, 50 feet to an iron pin; thence N 73-55 W, 50 feet to an iron pin on the side of the right-of-way of U. S. Highway 25; thence N 32-22 E, 258 feet with the right-of-way for U. S. Highway 25 to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of McAfee Manufacturing Company, Inc., dated and recorded October 17, 1983, in Deed Book 1198, at Page 660.

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