

COMMERCIAL
MORTGAGE

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THIS MORTGAGE is made this 29th day of October,
19 84, between the Mortgagor, Lee D. Long, Jr.,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Seven Thousand
and no/100----- Dollars, which indebtedness is evidenced by Borrower's
note/agreement dated Oct. 29, 1984, (herein "Note"), said principal sum being payable as set
forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not
sooner paid, due and payable on 180 days from the date hereof, subject to future advances or renewals.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by
Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage,
grant and convey to Lender and Lender's successors and assigns the following described property located
in the County of GREENVILLE, State of South Carolina.

ALL that piece, parcel or lot of land with all buildings and improve-
ments thereon, situate, lying and being on the eastern side of Harness
Trail in Greenville County, South Carolina being known and designated as
lot no. 82 as shown on plat entitled HERITAGE LAKES recorded in the
R.M.C. Office for Greenville County, South Carolina in Plat Book 6-H at
Page 18 and having according to a more recent survey thereof entitled
PROPERTY OF LEE LONG made by Carolina Surveying Company dated April 16,
1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Harness Trail at the
joint front corner of lots nos. 82 and 83 and running thence along the
common line of said lots, S. 82-45-10 E. 180.15 feet to an iron pin;
thence S. 16-23-19 E. 87.16 feet to an iron pin at the joint rear corner
of lots nos. 81 and 82; thence along the common line of said lots, S.
71-53-28 W. 184.23 feet to an iron pin on the eastern side of Harness
Trail; thence along the eastern side of Harness Trail, N. 18-06-32 W.
57.34 feet to an iron pin; thence continuing along the curve of the
eastern side of Harness Trail, the chord of which is N. 5-25-51 W. 109.6
feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by
deed of Carroll T. Thames recorded May 2, 1984 in Deed Book 1211 at Page
774.

which has the address of Lot 82 Harness Trail, Heritage Lakes, Simpsonville,
(Street) (City)
S. C. 29681 (herein "Property Address");
(State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage
executed by _____ to _____ of record in Mortgage Book
_____ Page _____, in the Register's Office for _____ County, South Carolina.

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
the improvements now or hereafter erected on the property, including furniture, furnishings and equipment
and all easements, rights, appurtenances, rents, royalties, mineral oil and gas rights and profits, water,
water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which,
including replacements and additions thereto, shall be deemed to be and remain a part of the property
covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this
Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will
warrant and defend generally the title to the Property against all claims and demands, subject to any
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance
policy insuring Lender's interest in the Property.

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