

FILED
GREENVILLE

Mortgagee's Address:
PO Box 1268
Greenville, SC 29602

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

WRAPAROUND MORTGAGE
AND SECURITY AGREEMENT BOOK 1699 PAGE 642

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CARRIAGE HOUSE ASSOCIATES, a South Carolina limited partnership (hereinafter the "Mortgagor") send a greeting:

WHEREAS, Mortgagor has delivered its all-inclusive promissory note of even date herewith in the principal amount of \$2,772,000.00 and its purchase money promissory note of even date herewith in the principal amount of \$346,000.00 (collectively the "Notes") to AMERICAN SERVICE CORPORATION OF S. C., a South Carolina corporation (the "Mortgagee"), and has thereby become well and truly indebted to the Mortgagee in the full and just principal sum of THREE MILLION ONE HUNDRED EIGHTEEN THOUSAND AND NO/100 (\$3,118,000.00) DOLLARS;

NOW, KNOW ALL MEN, that Mortgagor, in consideration of the said debt and sums of money aforesaid, and for the better securing of the payment thereof to the Mortgagee according to the terms of the Notes, and also any consideration of the further sum of Three and 00/100 (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released and by these presents does hereby grant, bargain, sell, and release unto the Mortgagee, and its successors and assigns, real estate situated in the County of Greenville, State of South Carolina more fully described on Exhibit A, attached hereto and hereby incorporated by reference (such real estate, together with certain other property described below, referred to hereinafter as the "Premises").

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in any wise instance or appertaining.

And it is covenanted and agreed by and between the parties hereto that all buildings, structures and other improvements now or hereafter located thereon, and all and singular the tenements, hereditaments, appurtenances, and easements, now or hereafter belonging or in any way appertaining to said property, or any part thereof, and all the estate, right, title and interest of the Mortgagor, in and to said property, and the rents, issues, and profits thereof; and together also with all machinery, equipment, apparatus, motors, engines, generators, boilers, pumps, tanks, ducts, fixtures, fittings, elevators,

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN-1983 STAMP TAX 347.20
FE. 11218

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN-1983 STAMP TAX 900.00
FE. 11218

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