

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1131 PAGE 469

State of South Carolina
County of GREENVILLE

MORTGAGE OF REAL ESTATE
AND SECURITY AGREEMENT

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EXTENDICARE/GREENVILLE, INC.,

(hereinafter called the Mortgagor) SENDS GREETING:

WHEREAS, the said Mortgagor is justly indebted to C. Douglas Wilson & Co.,

(hereinafter called the Mortgagee) in and by the Mortgagor's certain promissory note in writing, of even date herewith, in the full and just sum of Five Hundred Thousand

Dollars (\$ 500,000.00), with interest thereon, or so much thereof as is from time to time disbursed, at the rate of eight and one-half percentum (8½ %) per annum, in lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment; said principal and interest to be paid in the manner following, to-wit:

(a) Until this Mortgage and the Note which it secures shall have been purchased by and assigned to C. Douglas Wilson & Co. or Metropolitan Life Insurance Company, either interest or principal, or both, shall be payable on demand of the holder.

(b) Upon assignment to C. Douglas Wilson & Co. or Metropolitan Life Insurance Company, the terms of payment of principal and interest shall be as follows:

Monthly payments of Four Thousand Three Hundred Thirty-Four (\$4,334.00) Dollars including interest, due on December 1, 1969 and on the first day of each and every month thereafter, to and including October 1, 1984, with the balance of any unpaid interest and principal due and payable in full on November 1, 1984.

In the event any installment shall become overdue for a period in excess of fifteen (15) days, a late charge of two cents (2¢) for each one dollar (\$1.00) so overdue, may be charged by the holder hereof for the purpose of defraying the expense incident to the handling of such delinquent payment.

Subsequent to such assignment in sub-paragraph (b) hereinabove, the prepayment privileges, if any, shall be as follows:

Privilege is reserved to pay the entire balance of the loan on any installment payment date on or after ten years from the date required amortization begins, on sixty days' written notice and on payment of four per cent (4%) of such balance as a prepayment fee; each year thereafter such prepayment fee will be reduced at the rate of one per cent (1%) per year until eliminated.