

ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the south side of Pendleton Street, and having, according to a plat entitled "Property of Medical Investors, Inc., Greenville, S. C." prepared by H. C. Clarkson, Jr., R. L. S., March 11, 1966, recorded in the RMC Office for Greenville County in Plat Book MMM, at Page 49, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Pendleton Street at the corner of a 5-foot utility easement, which pin is 162 feet, more or less, from the southwest corner of the intersection of Pendleton Street and South Calhoun Street, and running thence along the line of said 5-foot utility easement, S. 18-24 W. 195 feet to a pin; thence S 71-27 E. 87 feet to a pin; thence N. 18-24 E. 45 feet to a pin in the line of Spartan Petroleum Co. property; thence along the line of that property, N. 71-27 W. 7 feet to a pin; thence continuing along the line of Spartan Petroleum Co., N. 18-24 E. 25 feet to a pin at the corner of the lot belonging to William C. Breazeale and known as Alexander's Drugs; thence along the rear line of that lot, N. 71-27 W. 30 feet to a pin; thence along the western line of the Breazeale lot, N. 18-24 E. 125 feet to an iron pin on the south side of Pendleton Street; thence along the south side of Pendleton Street, N. 71-27 W. 50 feet to the beginning corner.

ALSO its right, title and interest in and to an 18 foot dirt drive running along the southern boundary of the aforesaid property belonging to Spartan Petroleum Co. between the property above described and South Calhoun Street and shown on the plat hereinabove referred to.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said **South Carolina National Bank of Charleston its successors** ~~and~~ and Assigns forever.

AND the said **Medical Investors, Inc.**

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said **South Carolina National Bank of Charleston, its successors** ~~and~~ and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than **One Hundred Fifty Thousand and No/100 (\$150,000)**

Dollars in such Company as shall be approved by the Mortgagee **its** executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee **its** executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee **its** executors, administrators or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.