

GREENVILLE, CO. S. C.

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BOOK 1185 PAGE 664

MORTGAGE OF REAL ESTATE CORPORATION

Offices of Kendrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: GREENVILLE OB-GYN ASSOCIATES, PA

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, GREENVILLE OB-GYN ASSOCIATES, PA

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee THE FIRST PIEDMONT BANK AND TRUST COMPANY

in the full and just sum of Ten Thousand and No/100 (\$10,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable in sixty equal monthly installments of Two Hundred Seven and 58/100 (\$207.58) Dollars; the first payment due one month from date and thereafter the same date of each and every month until paid in full, payments to be applied first to interest and the balance to principal,

with interest from interest included in the month-ly payments ~~at the rate of~~  
percentum until paid; interest to be computed and paid

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

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 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 mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said

THE FIRST PIEDMONT BANK AND TRUST COMPANY, its successors and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Leach Street, in the City of Greenville, S. C., and having according to a plat entitled "Property of Willard Hearin, Jr., Joseph C. Moore and Clarence M. Easley", made by R. B. Bruce, dated October 18, 1966, and recorded in the RMC Office for Greenville County in Plat Book NNN, page 91, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Leach Street, which pin is located in a northerly direction 73 feet from the northwesterly corner of the intersection of

(continued on reverse side)