

REGULATION NO. 222
COMPLIED WITH *AC*

GREENVILLE, CO., S. C.

JAN 19 9 23 AM '73

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1264 PAGE 65

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: W. ESLEY JONES, as Trustee under the Profit Sharing Plan and Trust of Riverside Family Practice, P. A.
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of One Hundred Fifty Three Thousand and No/100 DOLLARS

(\$153,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 15 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the 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 Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All that tract of land at the intersection of Cleveland Street Extension and Cleveland Court in the City of Greenville, Greenville County, South Carolina, being shown as Lot 1 on a plat entitled Professional Park on Cleveland dated December 27, 1971, revised February 15, 1972, recorded in the RMC office for Greenville County in Plat Book 4-S at page 49 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Cleveland Street, joint corner of Lots 1 and 2, and running along Cleveland Street Extension S. 58-02 E. 71.9 feet; thence S. 57-46 E. 73.4 feet; thence S. 4-24 W. 15.4 feet to a point on the northwest side of Cleveland Court; thence along Cleveland Court, S. 66-36 W. 156 feet; thence along the line of Lot 4, N. 57-52 W. 99.8 feet; thence N. 32-03 E. 105 feet; thence N. 75-57 E. 51.7 feet to the beginning point.

This mortgage is being executed by the mortgagor to secure a loan closed this day made by the mortgagee to Riverside Family Practice, P.A.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.