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DONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE BY A CORPORATION

Offices of Haysworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE

To All Whom These Presents May Concern:

James B. Gowan, M.D., P.A.,

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, James B. Gowan, M.D., P.A.,

professional association
~~corporation~~ chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Thirty-five Thousand (\$35,000.00) -----

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable in seven (7) equal annual installments of Five Thousand (\$5,000.00) Dollars each, beginning one year from date and continuing on like date of each succeeding year,

with interest from date, at the rate of Seven (7%) -----

percentum until paid; interest to be computed and paid at the same time as, and in addition to the aforesaid principal payments, 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 Margaret J. Burgard and Joseph T. Burgard, Individually and as Trustees:

All that piece, parcel or lot of land situate, lying and being at the southwestern corner of the intersection of Thruston Street and President Street in the City of Greenville, County of Greenville, State of South Carolina, being more particularly described as follows:

BEGINNING at a point at the southwestern corner of the intersection of Thruston Street and President Street and running thence with the southern side of Thruston Street S. 64-50 W. 113.5 feet to a point at the joint corner of the premises herein described and property now or formerly of Furman University; thence with the line of the said Furman University property S. 11-00 E. 170.25 feet to a point; thence with a