

FILED GREENVILLE CO. S. C. BOOK 1287 PAGE 655
MORTGAGE OF REAL ESTATE BY RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA AUG 13 3 13 PM '73
COUNTY OF GREENVILLE BONNIE S. TANKERSLEY R.H.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ENDODONTICS ASSOCIATES, P. A.

(hereinafter referred to as Mortgagor) is well and truly indebted unto HENRY V. SHEPPARD

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

-----ELEVEN THOUSAND FIVE HUNDRED EIGHTY AND NO/100THS-----Dollars (\$ 11,580.00) due and payable

on or before December 31, 1974

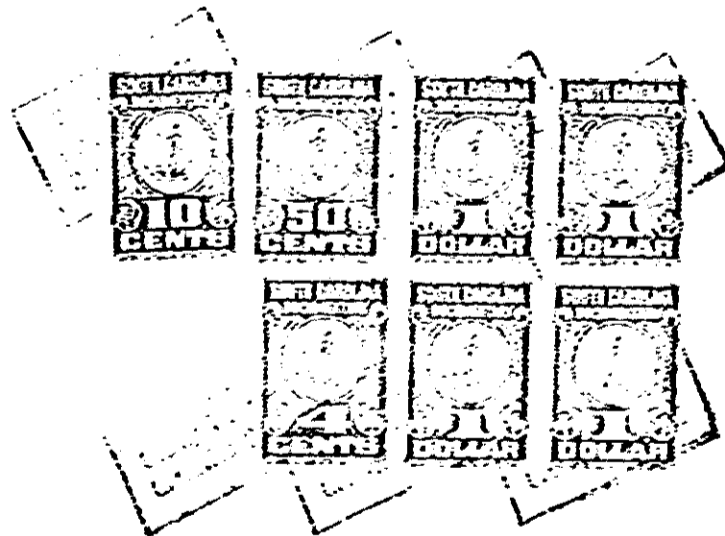
with interest thereon from date at the rate of seven (7) per centum per annum, to be paid and computed at maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, near the Town of Simpsonville, being shown on plat of survey for Endodontics Associates, prepared by J. L. Montgomery, III, R. L. S. dated July 5, 1973, and having the following metes and bounds to-wit:

BEGINNING at an iron pin in the center of Fowler Road at the joint corner of other property of the grantor herein and running thence with the line of other property of grantor herein (the center of ravine as the line) S. 4-08 E. 799.2 feet to an iron pin; thence along property of Hughes N. 59-54 E. 155 feet to an iron pin; thence continuing with Hughes Line and also line of Vaughn N. 76-39 E. 851.40 feet to an old pin; thence N. 14-21 E. 196.6 feet to an old iron pin; thence N. 00-10 W. (crossing Fowler Road) 83.4 feet to an old pin; thence along property of Hamby N. 56-48 W. 81.6 feet to an old iron pin; thence N. 89-31 W. 87.75 feet to an old iron pin; thence S. 64-29 W. 118.8 feet to an iron pin in Fowler Road; thence S. 72-55 W. 68.9 feet to an old iron pin in Fowler Road; thence N. 72-58 W. 86.3 feet to an iron pin in center of Fowler Road; thence with center line of Fowler Road N. 79-00 W. 100 feet to an iron pin; thence continuing with center line of Fowler Road N. 72-19 W. 77.73 feet to an iron pin; thence continuing with center line of Fowler Road N. 66-16 W. 408.9 feet to an iron pin; thence continuing with center line of said road N. 68-30 W. 117.9 feet to the beginning corner and containing 10.9 acres, more or less.



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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or conveyance the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend unto the Mortgagee, its heirs, successors and assigns, forever, from and against the Mortgagor and all persons claiming through the Mortgagor, the premises hereinafore described.

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