

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Children's Medical Center Development Company, a Partnership,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Aiken Speir, Incorporated

(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 Three Hundred Fifty Thousand and 00/100 -----
----- DOLLARS (\$350,000.00),

with interest thereon from date at the rate of 9 3/8 per centum per annum, said principal and interest to be repaid: In consecutive monthly installments of Three Thousand Twenty-seven and 58/100 (\$3,027.58) Dollars each commencing April 1, 1975, and continuing each month thereafter until paid in full, all interest not paid when due to bear interest at the same rate as principal.

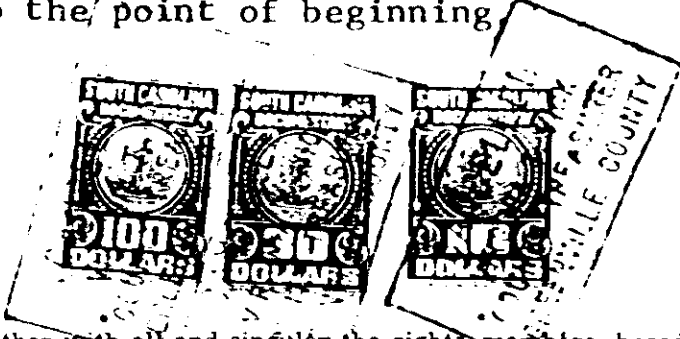
SEE REVERSE SIDE FOR PRE-PAYMENT PENALTY PROVISIONS.

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, in a commercial subdivision known as Pelham Pointe being shown and designated as Lot 3 on a revised plat of Pelham Pointe prepared by Enwright Associates, Engineers, dated March 6, 1975, to be recorded in the R.M.C. Office for Greenville County and being shown on an individual plat also prepared by Enwright Associates for the purpose of depicting the boundaries of Lot 3, being more fully described according to the individual plat of Lot 3 as follows:

BEGINNING at an iron pin at the northwestern corner of Lot 3 at the joint corner of Lots 3 and 5, said iron pin being on the eastern right-of-way of Pointe Circle; running thence along the line of Lot 5 S. 85-43 E. 60 feet to an iron pin; thence S. 75-02 E. 125.69 feet to an iron pin; thence S. 85-43 E. 90 feet to an iron pin at the joint rear corner of Lots 3 and 5, said iron pin being in the line of Pedodontis Associates, P.A.; thence along the line of said P.A. S. 4-17 W. 273.59 feet to an iron pin at the joint rear corner of Lots 2A and 3; thence N. 85-43 W. 150.83 feet to an iron pin; thence N. 4-17 E. 88.59 feet to an iron pin; thence continuing N. 4-17 E. 100.00 feet to an iron pin; thence N. 42-22 E. 27.50 feet to an iron pin; thence N. 15-47 E. 31 feet to an iron pin; thence N. 73-13 W. 103 feet to an iron pin; thence N. 85-43 W. 32 feet to an iron pin situated in the right-of-way of Pointe Circle; thence along the right-of-way of Pointe Circle N. 17-00 W. 36.49 feet to the point of beginning.



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.

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