

1985-851

The State of South Carolina,
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Cleveland Court Partnership

SEND GREETING

Whereas we, the said Cleveland Court Partnership hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Southern Bank and Trust Company, Greenville, S. C.

hereinafter called the mortgagee(s), in the full and just sum of One Hundred Forty Five Thousand and No/100----- DOLLARS (\$ 145,000.00 to be paid one (1) year from date



with interest thereon from date at the rate of ten & one half (10 1/2%) quarterly interest at the same rate as principal

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 (10%) per cent. of the indebtedness as attorney's fees, 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 WE, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Southern Bank and Trust Company, Greenville, S. C., its successors and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, as is more fully shown on a plat entitled "Property of Profit Sharing Plan and Trust of Orthodontic Associates, P.A." dated February 12, 1975, prepared by H. C. Clarkson, Jr., Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Cleveland Street Extension at its intersection with Cleveland Court and running thence with Southwestern side of Cleveland Street Ext., S. 54-19 E. 44.88 feet to an iron pin thence continuing with the Southwestern side of Cleveland Street Ext., S. 49-59 E. 100 feet to an iron pin; thence continuing with the Southwestern side of Cleveland Street Ext., S. 45-37 E. 100 feet, to an iron pin; running thence S. 66-36 W. 254 feet to an iron pin; running thence N. 57-54 W. 293.89 feet to an iron pin on the Southern side of Cleveland Court; running thence with the Southern side of Cleveland Court N. 66-36 E. 276.9 feet to an iron pin at the intersection of Cleveland Court and Cleveland Street Ext.; running thence with the curvature of said intersection at the cord of which is S. 83-52 E. 43.5 feet to the point of beginning.

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