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DONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE—Offices of Love, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Pelham Pointe', a general partnership consisting of J. Rutledge Lawson, MD, William D. Gilmore, MD and Threatt-Maxwell Enterprises, Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Bank and Trust Company

(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 One Hundred Seventy-Five

Thousand and no/100-----DOLLARS (\$ 175,000.00),

with interest thereon from date at the rate of 12 per centum per annum, said principal and interest to be repaid:

in full two (2) years from date provided that the undersigned make semi-annual payments of \$17,500.00 plus interest.

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 City of Greenville, on the Western side of Pointe' Circle, containing 4.22 acres, more or less, being shown and designated as Lot No. 2 on plat entitled "Property of Pelham Pointe' Partnership", said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 5-0 at Page 19, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pointe' Circle at the joint front corner of Lots Nos. 2 and 7 as shown on the aforementioned plat and running thence along and with the joint property line of said two lots S. 61-50 W. 268.81 feet to an iron pin; thence N. 27-42 W. 380.57 feet to an iron pin; thence N. 59-03 E. 101.74 feet to an iron pin; thence N. 28-10 W. 65 feet to an iron pin; thence S. 59-03 W. 15 feet to an iron pin; thence N. 28-10 W. 125 feet to an iron pin on the southern side of Lowndes Hill Road; thence running along and with the southern side of Lowndes Hill Road N. 59-03 E. 180.60 feet to an iron pin; thence continuing along the southern side of said road N. 82-59 E. 45.69 feet to an iron pin on the western side of Pointe' Circle; thence running along and with the western side of Pointe' Circle (the radius of which is 322.25 feet and the arc of which is 365.99 feet) to an iron pin; thence continuing along the western side of Pointe' Circle S. 4-38 E. 244.71 feet to the beginning point. For a more particular description see the aforesaid plat.

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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