

*been paid in full; entire principal balance and all accrued interest to be paid in one installment not later than March 1, 1977; PROVIDED, if said Promissory Note shall be purchased by Liberty Life Insurance Company, pursuant to its First Mortgage Loan Commitment dated December 11, 1975, the Mortgagor shall not be required to pay the principal balance of said Note to the Mortgagee (Bankers Trust) on the maturity date stated above, but shall instead be required to pay all accrued interest through the date of the purchase of such Promissory Note to Bankers Trust, and thereafter shall be required to make payments of principal and interest to Liberty Life Insurance Company as follows: on the first day of the next ensuing month after the date of such purchase, interest only on the unpaid principal balance of said indebtedness from the date of such purchase to the end of the month of such purchase, at the rate of 9 7/8 % per annum, and thereafter shall pay to the order of the aforesaid Liberty Life Insurance Company, on the first day of each month after said ensuing month, principal and interest thereon at the rate of 9 7/8 % per annum, in 240 monthly installments of \$6,460.00 each, with the total unpaid principal and all accrued interest to be

RECORDING FEE
PAID \$ 3.50

23944
5-270.00

State of South Carolina
Greenville County

PIEDMONT ORTHOPAEDIC
CLINIC, P. A.

TO

BANKERS TRUST OF SOUTH
CAROLINA

Mortgage of Real Estate

filed this 19th day

of March A. D. 1976

and recorded in Vol. 1362 Page 79L

at 4:25 P.M. Fee \$ Pd.

Register of Mease County, Greenville Co., S. C.

WYCHE, BURGESS, FREEMAN &
PARHAM, P.A.

Attorneys at Law

Greenville, S. C. LDE:mac

1095.00.00

Handwritten notes:
2-11-1976
also for property...

due and payable not later than April 1, 1997, unless an extension of the loan term shall previously have been granted.

**and such other goods and chattels and personal property as are customarily furnished or utilized by the owner of the type of building to be constructed on said premises, which building is initially to be utilized as a medical office building, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TOGETHER WITH, all of the Grantors' interest in and to the sewer line and service lines right-of-way serving the property described herein and running to the trunk line of the Greater Greenville Sewer District (or its assignee).

This above tract contains approximately 3.33 acres, according to said plat.

Mortgagor shall furnish to Mortgagee either audited or Mortgagor-certified annual financial statements within three months after the end of each fiscal year, including balance sheets and income statements of Piedmont Orthopaedic Clinic, P.A.

RECORDED MAR 19 '76 At 4:25 P.M.

23944

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