

STATE OF SOUTH CAROLINA)
) MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

INTERNAL MEDICINE PROPERTIES, a general partnership, hereby represented by the undersigned partner thereof as being duly organized and validly existing under the laws of the State of South Carolina,

SENDS GREETING:

WHEREAS, INTERNAL MEDICINE PROPERTIES, is indebted in and by a certain note of even date herewith for the principal sum of Three Hundred Eighty Two Thousand (\$382,000.00) Dollars, bearing interest at the rate of two (2%) per cent over the prime rate of Southern Bank and Trust Company, from the date hereof until the date of the assignment of this note (which date shall be the date on which the purchase funds are transferred to Southern Bank and Trust Company of South Carolina by Liberty Life Insurance Company, hereinafter called "Liberty") to Liberty, and thereafter at the rate of nine and one-quarter (9 1/4%) per cent per annum until maturity, said note being payable to the order of Southern Bank and Trust Company of South Carolina, a South Carolina corporation at its Greenville office, hereinafter called mortgagee, said principal and interest being payable as follows:

Accrued interest only on June 30, 1977, and quarterly thereafter on the first day of each succeeding third month until the date of the aforesaid assignment of this note and the mortgage securing the same by the holder thereof to Liberty, and again on the date of such assignment to Liberty, and thereafter said principal and interest shall be payable to Liberty in 300 monthly installments commencing on the first day of the second calendar month after the date of such assignment to Liberty as follows:

300 successive monthly installments of THREE THOUSAND TWO HUNDRED SEVENTY FOUR (\$3,274.00) DOLLARS each to be applied first to interest on the unpaid principal sum and the balance to be applied on the principal sum remaining unpaid from time to time.

Wherever reference is made in this mortgage to the payment of interest as in said note, such reference shall be deemed to refer not only to the payment of interest at the contract rate of nine and one-quarter (9 1/4%) per cent per annum, but also to the payment of such interest as may be charged in the event of default as provided in said note.

The mortgagor will perform all of the promises, obligations, covenants and agreements of the maker of said note as in said note.

All installments of principal and interest are payable in lawful money of the United States of America which shall be legal tender in payment and in the event default is made in the payment of any installment or installments or any part thereof or otherwise as therein provided, the unpaid principal balance thereunder plus accrued interest thereon shall bear interest at the highest rate allowed by the State of South Carolina.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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,

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