

KNOW ALL MEN, that INTERNAL MEDICINE PROPERTIES, hereinafter called the "mortgagor", in consideration of the said Debt and Note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part, and for better securing the truth and validity of the representations made in such note by its maker and the faithful observance and performance of the covenants herein contained and contained in any other instrument securing said note, to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, and sell and release, unto the said mortgagee, its successors and assigns the following property situate in the County of Greenville, near the City of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or tract of land lying and being in the County of Greenville, State of South Carolina, adjacent to Grove Road, as shown on a survey prepared by Webb Surveying and Mapping Company, dated March 10, 1976, recorded in the RVC Office for Greenville County in Plat Book 5Q at Page 121, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the western side of the right of way of Grove Road; thence along said right of way S. 24-42 W. 206.3 feet to a point; thence turning and leaving said right of way N. 65-18 W. 308.2 feet to a point; thence N. 37-46 E. 121.3 feet to a point located on the line of property identified in said plat as "Chestnut Hills"; thence S. 82-36 E. 294.75 feet to an iron pin, the point of BEGINNING.

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

The above tract contains approximately 1.087 acres, according to said plat.

This being the same property conveyed to the mortgagor by deed dated April 26, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1055, at Page 317, Internal Medicine Associates, P.A.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, 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.

TO HAVE AND TO HOLD all and singular the said premises unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said premises unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.