

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PSYCHIATRIC ASSOCIATES, P. A.

has caused this Mortgage to be made and recorded by SOUTHERN BANK & TRUST COMPANY

the sum of Sixty-three thousand and no/100 Dollars (\$63,000.00) to be advanced to the Mortgagor for the purpose of financing the purchase of real estate, the title to which is being taken in the name of

SIXTY-THREE THOUSAND AND NO/100----- \$ 63,000.00

with interest thereon from date at the rate of Nine (9%) per centum per annum, to be paid in 120 equal payments of \$798.07 applied first to interest and balance to principal.

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 purpose;

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the above said debt and in order to secure the payment thereof, and in consideration of the fact that the Mortgagor may be unable to pay the said debt, has advanced to or for his account the sum of Sixty-three thousand and no/100 Dollars (\$63,000.00) to the Mortgagor, and the Mortgagor has agreed to pay to the Mortgagee the principal and interest on the said debt, and the Mortgagee has granted, bargained, sold, conveyed, released and released to the Mortgagor, its heirs, 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, to-wit:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of Pendleton Street, and having according to a plat entitled "Property of Psychiatric Associates, P. A.," dated June 15, 1977, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 6E, page 31, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Pendleton Street, said pin being 139.28 feet in an easterly direction from the intersection of N. Memminger Street and Pendleton Street and being the joint front corner of property formerly owned by Beaulynn Realty Company and Iverson O. Brownell and running thence with the common line of property formerly owned by Beaulynn Realty Company and Iverson O. Brownell N 17-02 E. 201.95 feet to an iron pin, joint corner of property formerly owned by Beaulynn Realty Company; thence S 70-36 E 12.2 feet to an iron pin; thence on a new line through property formerly owned by Iverson O. Brownell S 20-31 W 201.73 feet to an iron pin on the northeasterly side of Pendleton Street, the point of beginning.

Also, All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of Pendleton Street, in the City of Greenville, S. C., and having, according to a plat entitled "Property of Psychiatric Associates, P. A." dated June 15, 1977, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeasterly side of Pendleton Street said pin being 77.9 feet in an easterly direction from the intersection of N. Memminger Street and Pendleton Street and running thence N 17-13 E 203.3 feet to an iron pin; thence S 70-36 E 60.8 feet to an iron pin; thence S 17-02 W 201.95 feet to an iron pin on the northeasterly side of Pendleton Street; thence with the northeasterly side of Pendleton Street N 71-58 W 61.38 feet to an iron pin, the point of beginning.

This property is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

This being the same property acquired by the Mortgagor by Deed of Beaulynn Realty Company to Psychiatric Associates, P. A., dated July 6, 1977, and recorded in the RMC Office for Greenville Co., S. C., on July 8, 1977, in Deed Book 1060, Page 95; and by Deed of Iverson O. Brownell to Psychiatric Associates, P. A., dated July 6, 1977, and recorded in the RMC Office for Greenville Co., S. C., on July 8, 1977, in Deed Book 1060, Page 98; the former deed being modified by corrected deed of Beaulynn Realty Company to Psychiatric Associates, P. A., recorded in the RMC Office for Greenville Co., S. C. on December 13, 1977, in Deed Book 1070, at Page 82.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining to the same, and all and singular profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures, and hereafter attached, connected, or fitted thereto in any manner, and the contents of the premises, to-wit: all furniture, and all other household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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