

AND, WHEREAS, the Mortgagors desire to secure the payment of said note with interest and any additional payments hereinafter agreed to be made, and to guarantee the performance of all the agreements and covenants hereinafter contained;

AND, WHEREAS, the Mortgagors further covenant that upon failure to pay any installment when due, the remaining unpaid balance shall at the option of the holder, bear interest at a rate designated by the holder, which shall not be in excess of the maximum rate legally chargeable, and the entire balance shall also immediately become due and payable, at the option of the holder, who may sue thereon and foreclose this mortgage. In case the 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 necessary by the holder thereof for the protection of its interest to place, and if the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then, in either of said cases the Mortgagors promise to pay all costs and expenses, including reasonable attorneys' fees, all of which shall be added to the Mortgage indebtedness, and payment thereof, secured hereby to the same extent as if it were a part of the original debt.

NOW, THEREFORE, in consideration of the aforesaid loan and to secure the payment thereof with interest and the additional payments herein agreed to be made, and to secure the performance of all the agreements and covenants herein contained, and also in consideration of the further sum of Three Dollars (\$3.00) paid to the Mortgagors by the Lender before the signing of this instrument, the receipt of which is hereby acknowledged, the Mortgagors have granted, bargained, sold and released and by this instrument do

grant, bargain, sell and release unto the Lender the lot or parcel of land lying and being in the County of Greenville, and State of South Carolina, described as follows:

ALL that certain piece, parcel of lot of land situate, lying and being on the eastern side of Memorial Medical Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 as shown on plat entitled Memorial Medical Park, dated May 23, 1977, prepared by W. R. Williams, Jr., Registered Surveyor, and recorded in the RMS Office for Greenville County, South Carolina, in Plat Book 5-P at Page 100 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Memorial Medical Drive at the joint front corner of Lots No. 2 and 3 and running thence with the line of Lot No. 2 S. 55-50 E. 160 ft. to an iron pin at the joint rear corner of Lots Nos. 2 and 3 in the line of property now or formerly of Crestview, Inc.; thence with the line of property now of formerly of Crestview, Inc. S. 34-22W 150 ft. to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 N. 55-50 W. 160 ft. to an iron pin on the eastern side of Memorial Medical Drive at the joint front corner of Lots Nos. 3 and 4; thence with the eastern side of Memorial Medical Drive N. 34-22 E. 150 ft. to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

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

Derivation: GRANTOR - Memorial Medical Associates, August 2, 1977  
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