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State of South Carolina

S. C.  
MAY 16 1980  
SHERMAN

LEATHERWOOD, WALKER, TODD & MANN

BOOK 1503 PAGE 573

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 16th day of May, 1980,

by Eastside Clinic Partnership, a South Carolina General Partnership

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Eastside Clinic Partnership is indebted to Mortgagee in the maximum principal sum of One Hundred Thirty Thousand and No/100ths Dollars (\$ 130,000.00), which indebtedness is evidenced by the Note of Eastside Clinic Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is June 15, 1985, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 130,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 2, containing 29,478 square feet, as shown on a Plat prepared by Dalton & Neves Co. Engineers, dated July, 1979, recorded in Plat Book 7-C at Page 40, and having, according to said plat, the following metes and bounds:

Commencing at the Northeastern intersection of the rights of way of Haywood Howell Road and East North Street, run in a Northeasterly direction along the Northeastern boundary of the right of way of East North Street for a distance of 653 feet, more or less, to an iron pin; thence continue to follow along the Northeastern boundary of the right of way of East North Street as follows: turn and run N65° 36' E for a distance of 99.9 feet to an iron pin; thence turn and run N62° 20' E for a distance of 75.2 feet to an iron pin; thence turn and run N57° 10' E for a distance of 100.1 feet to an iron pin; thence turn and run N. 52° 07' E for a distance of 78.35 feet; thence turn and run N46° 52' E for a distance of 101.6 feet to an iron pin; thence turn and run S 32° 41' E along the Southwestern boundary of property now or formerly of Taylor, Woodrow & Blitman Company, for a distance of 167.5 feet to point which is the point of beginning; from the point of beginning thus described, continue to run S 32° 41' E along property now or formerly of Taylor, Woodrow and Blitman Company for a distance of 31.5 feet to an iron pin; thence turn and run S 17° 31' E along property now or formerly of Taylor, Woodrow & Blitman Company for a distance of 123.2 feet to a point; thence turn and run S 60° 34' W along property now or formerly of Gibson Brothers, Inc. for a distance of 187.1 feet to a point; thence turn and run N 29° 26' W along the Northeastern side of Gibson Court for a distance of 140 feet to a point; thence turn and run N 57° 19' E along the common line of Lots 1 and 2 of Gibson Court for a distance of 211.1 feet to point of beginning.

This is the property conveyed to Mortgagor by deed of Gibson Brothers, Inc., dated August 3, 1979, and recorded August 6, 1979, in the RMC Office for Greenville County in Deed Book 1108, Page 681.

Together with all rights of the owners of the aforesaid property to discharge surface water from the aforesaid property onto the adjoining property on the East, as shown on a Plat prepared by Dalton & Neves Co., Engineers, dated February 7, 1980, and as more particularly set forth in that certain Easement granted by Gibson Brothers, Inc., to Eastside Clinic Partnership, dated September 5, 1979, and recorded September 6, 1979, in Deed Book 1110, Page 930, RMC Office for Greenville County, South Carolina.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

LEATHERWOOD, WALKER, TODD & MANN

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