

State of South Carolina

County of

REC'D
S.C.
3 12 PH '82
MERSLEY

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BOOK 1561 PAGE 698

Mortgage of Real Estate



THIS MORTGAGE made this 19th day of January, 1982,

by OB-GYN Group, P.A.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Greenville, S. C.

WITNESSETH:

THAT WHEREAS, The OB-GYN Group, P.A. is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00), which indebtedness is evidenced by the Note of The OB-GYN Group, P.A. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 1983 after the date hereof, 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 \$100,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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 piece, parcel or lot of land, located in the City and County of Greenville, South Carolina, being shown and designated as on a plat entitled "Survey for Reeves Brothers, Inc.", which was made by Piedmont Engineers, Architects, and Planners, James D. Crain, RSL # 3320, recorded September 28, 1981 in the R.M.C. Office for Greenville Co. in PLAT BOOK 8Q at PAGE 95, reference to which is craved for a more complete description of the metes and bounds thereof;

NOTE: The alleyway shown on the said referenced Plat was closed by ordinance of the Greenville City Council on January 12, 1982;

This conveyance is subject to all restrictions, easements, rights of way, or other encumbrances of record.

DERIVATION: This is the same property conveyed to Pine Valley Enterprises, Inc., and Hughes-Gilreath Real Estate Company by deed from Reeves Brothers, Inc. which was recorded 9/28/81 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1153 at Page 743.

RECORDING STAMP: DOCUMENTARY, 1982, JAN 12, 10 00

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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):

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Vertical stamp on right edge: 4328 RV-2