

FEB 17 AM '82

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE ) MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT made as of this 17th day of February, 1982, between Greenville Medical Corporation ("Mortgagor"), whose address is P. O. Drawer 10287 Federal Station, Greenville, South Carolina 29603 and First National Bank of South Carolina ("Mortgagee"), whose address is Post Office Box 111, Columbia, South Carolina 29202.

W I T N E S S E T H :

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of One Million One Hundred Thousand and no/100 (\$1,100,000.00) Dollars together with interest thereon, as evidenced by that certain Greenville County, South Carolina Medical Facility Revenue Bond (Greenville Medical Corporation Project) 1981 (the "Bond"), payment of which has been assured by Mortgagor in a Loan Agreement, dated as of December 1, 1981 (the "Loan Agreement") which documents by reference are made a part hereof to the same extent as though set out in full herein;

NOW, THEREFORE, (a) to secure the performance and observance by Mortgagor of all covenants and conditions contained in the Loan Agreement and in the Bond, plus interest thereon, all charges and expenses of collection incurred by Mortgagee, including court costs, and reasonable attorneys' fees in any renewal, extension or modification thereof, and any renewal, extension or modification of this Mortgage and Security Agreement and of all other instruments securing the Bond; and (b) also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina 1976 all future advances and re-advances that may subsequently be made to Mortgagor by Mortgagee, evidenced by the aforesaid Bond, and all renewals and extensions thereof; provided, however, that nothing contained herein shall create an obligation on the part of Mortgagee to make future advances or re-advances to Mortgagor and (c) also in order to charge the properties, interests and rights hereinafter described with such payment, performance and observance; and (d) for and in consideration of the sum of One and No/100 (\$1.00) Dollar paid by Mortgagee to Mortgagor this date, and for other valuable consideration, the receipt of which is acknowledged, Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, deliver, set over, warrant and confirm unto Mortgagee, its successors and assigns forever all right, title and interest of Mortgagor in and to:

THE MORTGAGED PROPERTY

(A) THE LAND. All the land located in the County of Greenville, State of South Carolina (the "Land"), described in Exhibit "A" attached hereto and made a part hereof;

(B) THE IMPROVEMENTS. TOGETHER WITH all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Land, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to any such personal property or fixtures (the "Improvements").

(C) EASEMENTS OR OTHER INTERESTS. TOGETHER WITH all easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to any of

RECORDED

DOCUMENTARY  
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 STAMP

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