

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
NOV 23 AM '82
GREENVILLE
S.C.

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

WHEREAS, Memorial Drive Investments, a South Carolina General Partnership
(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Ob-Gyn Associates, P.A.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Fifty Nine Thousand, Four Hundred and No/100-----Dollars (\$ 59,400.00) due and payable

The entire indebtedness shall become due and payable on or before November 1, 1982 or when the structure on Lot 15 Memorial Medical Court, Greenville, S. C. is completed and occupied, whichever first occurs, together

with interest thereon from _____ date _____ at the rate of 15% per centum per annum, to be paid: at maturity

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 purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its 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, County of GREENVILLE

ALL that certain piece, parcel or lot of land situate, lying and being at the southwestern corner of the intersection of Simpson Street and Memorial Medical Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 15 as shown on plat entitled Memorial Medical Park, dated May 23, 1977, prepared by W. R. Williams, Jr., R.S., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-P at Page 100, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Simpson Street and Memorial Medical Drive and running thence with the western side of Memorial Medical Drive the following courses and distances: S. 10-44 E. 35.3 feet to an iron pin; S. 34-22 W. 135 feet to an iron pin at the joint corner of Lots Nos. 14 and 15; thence with the line of Lot No. 14 N. 55-50 W. 160 feet to an iron pin at the joint rear corner of Lots Nos. 14, 15 and 16; thence with the line of Lot No. 16 N. 34-22 E. 160 feet to an iron pin on the southern side of Simpson Street; thence with the southern side of Simpson Street S. 55-50 E. 135 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagor herein by deed of mortgagee of even date and to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 23.76
FEB-032
1811218

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual 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 Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor 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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