

State of South Carolina)
County of GREENVILLE)
JAN 20 3 43 PM '83
JOHNIE S. TANKERSLEY
R.M.C.

GREEN & GREEN
ATTORNEYS AT LAW, P.A.
P.O. BOX 412003 1592 PAGE 125
GREENVILLE, S.C. 29602

Mortgage of Real Estate



THIS MORTGAGE made this 18th day of January, 1983,
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 Post Office Box 1329, Greenville,
South Carolina 29602

WITNESSETH:

THAT WHEREAS, OB-GYN Group, P.A.
is indebted to Mortgagee in the maximum principal sum of ONE HUNDRED THOUSAND and NO/100
Dollars (\$ 100,000.00), which indebtedness is
evidenced by the Note of OB-GYN Group, P.A. of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 2/1/88
which is 5 Years 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 on a plat entitled "Survey for Reeves Brothers,
Inc.," which was made by Piedmont Engineers, Architects, and
Planners, James D. Crain, RSL #3520, recorded September 28,
1981 in the R.M.C. Office for Greenville Co. in PLAT BOOK 80
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.

This is the same property acquired by the Mortgagors herein by deed
of Pine Valley Enterprises, Inc. et al. dated January 19, 1982
and recorded same date in the RMC Office for Greenville
County, SC in Deed Book 1161 at Page 193.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 10.00
FEB 1 1983

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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