

80-1618-183

State of South Carolina FILED GREENVILLE S.C.

Mortgage of Real Estate 

County of Greenville. JUL 28 4 57 PM '83
DONNIE S. HENSLEY
R.M.C.

THIS MORTGAGE made this 28th day of July, 1983.

by Medical Facilities, Inc., a corporation, and Triangle Construction Co., Inc., a South Carolina corporation, (hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is 306 East North Street, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Mortgagors is indebted to Mortgagee in the maximum principal sum of Two hundred eighty-five thousand, Six hundred sixty-six dollars - - - - - 17/100 Dollars (\$ 285,666.17). Which indebtedness is evidenced by the Note of Mortgagors of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 8/1/86 which is 3 years and 3 days 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 \$ 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 certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Survey for Foothills Presbyterian Community" dated June 20, 1983, prepared by Piedmont Surveyors and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the western side of Century Circle, at the joint corner of property of CFC 79 Partnership and a parcel containing 1.998 Acres shown on the aforesaid plat, and running thence with the line of property of CFC 79 Partnership N. 71-10-27 W. 451.49 feet to an old iron pin in the line of property of Marie Reaves Smith; running thence with the line of said property N. 21-22-47 W. 233.74 feet to an old iron pin; thence continuing with the property of Marie Reaves Smith N. 46-15-01 E. 773.42 feet to an old iron pin at the corner of property of G.G.&G. Corporation; and running thence with the line of said property S. 54-13-50 E. 259.71 feet to an old iron pin at the corner of property of Four Oaks Association; running thence with the line of said property S. 68-47-58 E. 287.17 feet to an old iron pin in the line of property of K & L Realty Co., Inc.; and running thence with the line of said property S. 33-34-43 W. 400.36 feet to an old iron pin on the northern side of Century Circle; running thence with Century Circle the following courses and distances, to-wit: N. 65-17 W. 92.45 feet to an old iron pin; N. 87-58-15 W. 38.09 feet to an old iron pin; S. 47-36-16 W. 37.93 feet to an old iron pin; and S. 25-20-08 W. 357.80 feet to the POINT OF BEGINNING, containing 10.983 Acres.

Being the same property conveyed to the Mortgagors by deed of First Trust Investment Company, Inc., of even date and recorded herewith

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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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