

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE

R.M.C. OFFICE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Buffkin Campbell Enterprises

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville's Women's Clinic, Inc.

(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

Sixty Thousand Dollars Dollars (\$60,000) due and payable
on demand

with interest thereon from date at the rate of $8\frac{1}{2}$ per centum per annum, to be paid: quarterly

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, containing 1.07 acres, more or less, situate, lying and being on the Western side of Grove Road and on the Eastern side of of U.S. Highway No. 29 in the County of Greenville, State of South Carolina, as shown on a plat prepared by Dalton & Neves co., Engineers, dated October, 1982, entitled "Estate of A.E. McKinney." and recorded in the R.M.C. Office for the Greenville County, South Carolina, on Plat Book 9 - H at page 34, and having, according to said plat, the following metes and bounds:

Beginning at a concrete monument on the Western edge of the right of way for Grove Road at the Northeastern corner of the property herein described, and running thence with the line of the right of way for Grove Road and with the line of property now or formerly of Jean D. Adams N. 81 - 49 W. 211.3 feet to an iron pin at the Eastern edge of the right of way for U.S. Highway No. 29; thence with the Eastern edge of the said right of way for U.S. Highway No. 29, The following courses and distances: S. 14 - 40 W. 86.7 feet to an iron pin, thence S. 6 - 46 W. 75.25 feet to an iron pin, and thence S. 3 - 43 W. 96.7 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Francis W. Garrison; thence with the line of the said Garrison property S. 81 - 49 E. 139.1 feet to a concrete monument on the Western edge of the right of way for Grove Road; thence with the Western edge of the right of way for Grove Road N. 23 - 53 E. 267.9 feet to the point of beginning.

This being the same property conveyed to grantors by Deed recorded in Deed Book 1202 at page 141; REcorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.