

ATTN: HAROLDINE STILLER
COMMERCIAL LENDING

MORTGAGE

Vol 1639 - 218

THIS MORTGAGE is made this 7th day of December 1983, between the Mortgagor, EDGEWOOD MEDICAL PLAZA, A PARTNERSHIP (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Forty-five Thousand and No/100 (\$145,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 3, 1984

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"). Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

See attached Exhibit A for property description.

The Mortgagor shall have the right at any time to release from the lien of this Mortgage the property designated as PHASE I and COMMON AREA upon the payment of \$45,000.00 on the indebtedness securing this Mortgage; the Mortgagor shall have the further right at any time to release the property designated as PHASE II upon the payment of \$100,000.00 on the indebtedness securing this Mortgage.

RECORDED
1983 DEC 10 10 53 AM
SOUTH CAROLINA

GCTO ----- 3 DE 9 83 096

which has the address of 700 East North Street, Greenville South Carolina 29601 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

1639-218

1639-218