

State of South Carolina

County of GREENVILLE

FILED)
GREENVILLE CO. S.C.
MAR 1 10 45 AM '84
DONNIE S. JACKERSLEY

LEATHERWOOD, WALKER, TOOD & MANN

Mortgage of Real Estate



THIS MORTGAGE made this 1st R.H.C. day of March, 19 84

by Urological Clinic, P.A., a South Carolina Professional Association

(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**

(hereinafter referred to as "Mortgagee"), whose address is 304 East North Street, Greenville, South Carolina 29601

WITNESSETH:

THAT WHEREAS, Urological Clinic, P.A. is indebted to Mortgagee in the maximum principal sum of One Hundred Ten Thousand and No/100ths Dollars (\$ 110,000.00), Which indebtedness is evidenced by the Note of Urological Clinic, P.A. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of _____ which is six (6) 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 \$ 110,000.00 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 on plat of property of Vardry Street Medical Court, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK, page 93, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Vardry Street, common corner with Lot No. 7, running thence S 30-27 W 115.35 feet to an iron pin, corner of Lots 1 & 2; thence along the line of Lot No. 2, S 60-51 E 112.2 feet to an iron pin; thence N 29-09 E 135.2 feet to an iron pin on Vardry Street; thence along Vardry Street N 71-11 W 111.25 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Southern Bank and Trust Company, Trustee of the Profit Sharing Plan and Trust of Urological Clinic, P.A., dated December 17, 1979, and recorded March 6, 1980, in Deed Book 1121, Page 723.

24002
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
FEB 23 84
44.00
FE 11213

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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