

State of South Carolina

vol 1334 PAGE 70

Mortgage of Real Estate



County of GREENVILLE

GREENVILLE, S.C.
MAY 23 11 55 AM '84
R.M.C. OFFICE

THIS MORTGAGE made this 23rd day of May, 1984.

by EDGEWOOD MEDICAL PLAZA, A PARTNERSHIP (a General Partnership formed under the laws of the State of South Carolina),
(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Edgewood Medical Plaza, A Partnership is indebted to Mortgagee in the maximum principal sum of Five Hundred Thousand Dollars (\$ 500,000.00), which indebtedness is evidenced by the Note of Edgewood Medical Plaza, A Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of Nov. 15, 1989, which is Five & One-half (5½) years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

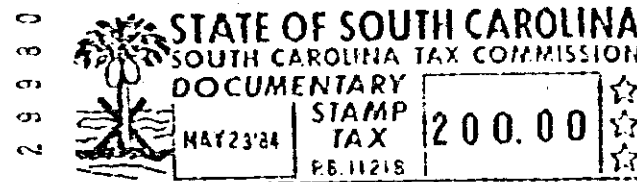
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 500,000.00, 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 of that piece, parcel or lot of land, lying, being and situate on the Southern side of Mills Avenue near the intersection of Mills Avenue and Edgewood Drive in the City of Greenville, South Carolina, containing 24,201.72 square feet, more or less, and having according to a plat entitled "Edgewood Medical Plaza - Phase II," prepared by Freeland & Associates, dated November 9, 1983, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-E at Page 80, the following metes and bounds:

BEGINNING at a point 161.7 feet, more or less, from the corner of Edgewood Drive and Mills Avenue and running thence along the Southern side of Mills Avenue N. 39-20 E. 140.93 feet to an iron pin, thence turning and running S. 50-43 E. 175.60 feet to an iron pin, thence turning and running along the line of an alley S. 46-47 W. 180.16 feet to an iron pin, thence along the common line of the Common Area as shown on said plat N. 10-48 W. 64.24 feet to a point, thence N. 52-41 W. 103.00 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of J. Ernest Lathem, dated December 7, 1983, in the R.M.C. Office for Greenville County, South Carolina, in Book 1202 at Page 180.

SC70 -- 1 MY2384 1034



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);

4.0001

0070

2384-1034