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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE
AND SECURITY AGREEMENT

TO WHOM THESE PRESENTS MAY CONCERN: ORTHODONTIC ASSOCIATES, P.A., a Professional Association organized under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor),

SEND(S) GREETING:

WHEREAS, ORTHODONTIC ASSOCIATES, P.A., is well and truly indebted unto COMMUNITY BANK, a banking corporation organized and existing under the laws of the State of South Carolina, having its principal place of business in Greenville County, South Carolina, whose mailing address is P. O. Box 6807, Greenville, South Carolina 29606, (hereinafter referred to as Mortgagee) as evidenced by note of ORTHODONTIC ASSOCIATES, P.A., of even date, in the sum of \$275,000.00, the terms of which are incorporated herein by reference, with interest thereon as provided in said promissory note(s), said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, readvances on the debt or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable July 24th, 1987.

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 its account by the Mortgagee, and to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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, the following described property, to-wit:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot No. 2 on a plat entitled OAKTREE PLAZA, SECTION 2, prepared by Tri-State Surveyors, dated March 23, 1977, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P, page 78, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagor by deed of James B. Pressly, recorded on February 9, 1984, in Deed Book 1206, page 78, in the RMC Office for Greenville County, S. C.

Together with all and singular the easements, ways, rights, privileges, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including but not limited to, all and singular the buildings and improvements now and hereafter thereon (including all additions and materials to be used in the expansion, improvement, construction, maintenance and repair of same), and together also with all shades, wall-to-wall carpeting, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, air conditioning and lighting fixtures, equipment and/or apparatus and other chattels and personal property now or hereafter on said premises, whether affixed or annexed as a part of the realty or not, and used or usable in connection with any present or future operation of the premises, all of which shall be deemed realty and conveyed by this mortgage, (excluding trade fixtures and chattels brought upon the premises and owned by any Tenant or Lessee of the Mortgagor) and all rents, issues and profits which may arise

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