

VOL 1003 746

STATE OF SOUTH CAROLINA) S.C.
COUNTY OF GREENVILLE)
APR 5 9 58 } FIRST MORTGAGE AND SECURITY AGREEMENT

DONALD J. WRSLEY

THIS FIRST MORTGAGE AND SECURITY AGREEMENT made as of this 4th day of April, 1984, between and among St. Francis Community Medical Office Building Corporation, a South Carolina Corporation (the "Corporation"), whose address is 3535 Randolph Road, Suite 105, Charlotte, North Carolina, 28211, St. Francis Community Hospital, an eleemosynary corporation organized under the laws of the State of South Carolina ("Lessor") whose address is One St. Francis Drive, Greenville, South Carolina 29603, and Bankers Trust of South Carolina, a state banking association and its successors and assigns as holder of the Bonds (defined below) (the "Mortgagee") whose address is Post Office Box 448, Columbia, South Carolina 29202, Attention: Commercial Loan Division.

WITNESSETH:

WHEREAS, Lessor has leased certain property located in Greenville County, South Carolina (herein called the "Land") to Corporation for the purpose of the development, construction and operation of a medical office building by lease dated December 29, 1983 (as the same may be amended from time to time), a memorandum of which was recorded on December 30, 1983 in Deed Book 1203 at page 519 in the R.M.C. Office for Greenville County ("Ground Lease"); and

WHEREAS, Lessor has joined Corporation in the execution and delivery of this Mortgage for the purpose of subjecting its fee simple estate in the Land to the lien of this Mortgage to secure the indebtedness of Corporation hereunder and the performance of other obligations and conditions of Corporation and Lessor hereunder, and to induce Mortgagee to purchase the Bonds described herein;

WHEREAS, Corporation is indebted to Mortgagee in the principal sum of Three Million Fifty Thousand Dollars (\$3,050,000.00) together with interest thereon, as evidenced by those certain Greenville County, South Carolina Hospital Revenue Bonds (St. Francis Community Hospital Medical Office Building Project) 1984 and any Additional Bonds (as defined in the Loan Agreement herein referred to) (collectively the "Bonds"), and by that certain Promissory Note dated of even date (the "Note"), payment of which Bonds have been assured by Corporation in the Loan Agreement dated the date hereof (the "Loan Agreement") and the Note which documents by reference are made a part hereof to the same extent as though set out in full herein;

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RECORDED IN GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY STAMP TAX 000.00
RECORDED IN GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY STAMP TAX 370.00

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