

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JULY 7 3 27 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1469 PAGE 398

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GASTROENTEROLOGY ASSOCIATES, P.A. and R. JAMES MacNAUGHTON, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Sixty three thousand and no/100----- Dollars (\$ 63,000.00) due and payable

Per terms of note of even date herewith.

with interest thereon from date at the rate of 10.5 per centum per annum, to be paid:
per terms of note of even date herewith

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 his account by the Mortgagee, 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being Lot No. 1 on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "C", at Page 176, and having according to said plat the following metes and bounds, to-wit: BEGINNING at a corner of Ladson Street and Mills Avenue and running thence with Mills Avenue S. 45-27 W., 65-feet; thence S. 44-33 E., with line of Lot No. 2, 180-feet to an iron pin on an alley; thence with said alley N. 45-27 E., 65-feet to an iron pin on Ladson Street; thence along Ladson Street N. 44-33 W., 180-feet to the point and place of beginning.

This being the same property conveyed to the mortgagors by deed of even date herewith from McNeely Real Estate, Inc.; and being conveyed to McNeely Real Estate, Inc. by deed of Ray H. Suttles as recorded in the R.M.C. Office for Greenville County in Deed Book 1001, at Page 264 on June 17, 1974.

ALSO, All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southerly side of West Mills Avenue in the City of Greenville, State of South Carolina, being known and designated as Lot No. 3, Block F, Plat of O.P. Mills property as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book C at Page 176, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of West Mills Avenue 65-feet West of Ladson Street and running thence S. 44-33 E., 180-feet to a 16-foot alley; thence with the Northerly side of said alley S. 45-27 W., 65-feet to an iron pin; thence N. 44-33 W., 180-feet to Mills Avenue; thence with Mills Avenue N. 45-27 E., 65-feet to an iron pin, the point and place of beginning.

This being the same property conveyed to the mortgagor by deed of McNeely Real Estate, Inc. of even date herewith; and being conveyed to McNeely Real Estate, Inc. by deed of Elizabeth Lee and Margaret Eileen Godfrey as recorded in the R.M.C. Office for Greenville County in Deed Book 1000, at Page 766 on June 7, 1974.

ALSO, All that piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southern side of Mills Avenue in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as the Eastern portion of Lots No. 5, Block F, on plat of O.P. Mills recorded in the R.M.C. Office for Greenville County in Plat Book C, at Page 176 and having the following metes and bounds, to-wit:

BEGINNING at a stake on the southern side of Mills Avenue 202.5-feet from the corner of Mills Avenue and Church Street and running thence with Mills Avenue N. 45-27 E., 51-feet to the corner of Lot 3; thence with the line of Lot 3, S. 44-33 E., 180-feet to an alley; thence with said alley S. 45-27 W., 51-feet to a stake; thence N. 44-33 W. 180-feet to the point and place of beginning. (CON'T ON ATTACHED SHEET)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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