STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

INTERNAL MEDICINE PROPERTIES, a general partnership, hereby represented by the undersigned partner thereof as being duly organized and validly existing under the laws of the State of South Carolina,

SENDS GREETING:

WHEREAS, the said mortgagor, INTERNAL MEDICINE PROPERTIES, a partnership, in and by a certain promissory note in writing, of even date with these presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full sum of FOUR HUNDRED THOUSAND (\$400,000.00) DOLLARS, to be paid at its home office in Greenville, South Carolina, together with interest thereon from date hereof until maturity at the rate of Nine and One-Quarter (9 1/4%) per centum per annum, said principal and interest being payable in 300 monthly installments as follows:

> Beginning on the 1st day of Feb., 1978, and on the 1st day of each month thereafter the sum of \$3,428.00, to be applied on the interest and principal of this note, said payments to continue up to and including the _lst_ day of Jan., 2003; the aforesaid monthly payments of \$3,428.00 each are to be applied first to interest at the rate of Nine and One-Quarter (9 1/4%) per centum per annum on the principal sum of \$400,000.00, or so much thereof as shall, from time to time, remain unpaid, and the balance of each monthly payment shall be applied on the account of principal.

Wherever reference is made in this mortgage to the payment of interest as in said note, such reference shall be deemed to refer not only to the payment of interest at the contract rate of nine and onequarter (9 1/4%) per cent per annum, but also to the payment of such interest as may be charged in the event of default as provided in said note.

The nortgagor will perform all of the promises, obligations, covenants and agreements of the maker of said note as in said note.

All installments of principal and interest are payable in lawful money of the United States of America which shall be legal tender in payment and in the event default is made in the payment of any installment or installments or any part thereof or otherwise as therein provided, the unpaid principal balance thereunder plus accrued interest thereon shall bear interest at the highest rate allowed by the State of South Carolina.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition. agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deened by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

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