

GREENVILLE CO. S.C.
12 4 30 PM

1443 PAGE 836

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

WHEREAS, Oral Surgery Associates, P. A., a professional association hereby represented by the undersigned as being duly organized and validly existing under the laws of the State of South Carolina, has leased certain real property hereinafter described from Hanco Properties, A South Carolina general partnership, hereby represented by the undersigned as being duly organized and validly existing under the laws of the State of South Carolina, such professional association and partnership hereinafter called Mortgagors,

AND, WHEREAS, Oral Surgery Associates, P. A., is indebted in and by a certain note of even date herewith for the principal sum of One Hundred Forty Five Thousand and no/100 (\$145,000.00) Dollars, bearing interest at the rate of ten (10%) percent from the date hereof until the date of the assignment of this note (which date shall be the date on which the purchase funds are transferred to the Southern Bank and Trust Company by Integon Life Insurance Corporation, hereinafter called "Integon") to Integon, and thereafter at the rate of nine and one half (9 1/2%) percent per annum until maturity, said note being payable to the order of Southern Bank and Trust Company, a South Carolina corporation at its Greenville office, hereinafter called Lender, said principal and interest being payable as follows:

Accrued interest only on 12 Dec, 1978, and quarterly thereafter on the first day of each succeeding month until the date of the aforesaid assignment of this note and the mortgage securing the same by the holder thereof to Integon, and again on the date of such assignment to Integon, and thereafter said principal and interest shall be payable to Integon in Three Hundred (300) monthly installments commencing on the first day of September, 1979, as follows:

- (1) Three Hundred (300) successive monthly installments of One Thousand Two Hundred Sixty Seven and 55/100 (\$1,267.55) Dollars each to be applied first to interest on the unpaid principal sum and the balance to be applied on the principal sum remaining unpaid from time to time.
- (2) The last such installment shall be in the amount of the then remaining balance of the principal sum and interest.

Lender may collect a "late charge" not to exceed \$.06 for each dollar of each payment more than fifteen (15) days in arrears.

SE1279 1122

5.5001

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
SEP 27 1978
58.00
FE 11218

4328 RV-2