

NOW, THEREFORE, in consideration of the aforesaid loan and to secure the payment thereof with interest and the additional payments herein agreed to be made, and to secure the performance of all the agreements and covenants herein contained, and also in consideration of the further sum of THREE (\$3.00) DOLLARS paid to the Mortgagors by the Lender before the signing of this instrument, the receipt of which is hereby acknowledged, the Mortgagors have granted, bargained, sold and released and by this instrument do

GRANT, BARGAIN, SELL AND RELEASE unto the Lender the lot or parcel of land lying and being in the County of Greenville, and State of South Carolina, described as follows:

ALL that certain piece, parcel or lot of land situate, lying and being on the eastern side of Memorial Medical Drive, being known and designated as Lot No. 4 as shown on plat entitled Memorial Medical Park, dated May 23, 1977, prepared by W. R. Williams, Jr., Registered Surveyor, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P at Page 100, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Memorial Medical Drive at the joint front corner of Lots Nos. 3 & 4 and running thence with the line of Lot No. 3 S. 55-50 E. 160 ft. to an iron pin in the line of property now or formerly of Crestview, Inc. at the joint rear corner of Lots Nos. 3 & 4; thence with the line of property now or formerly of Crestview, Inc. S 34-22 W. 157.3 ft. to an iron pin at the joint rear corner of Lots Nos. 4 & 5; thence with the line of Lot No. 5 N. 52-20 W. 192.3 ft. to an iron pin on the eastern side of Memorial Medical Drive at the joint front corner of Lots Nos. 4 & 5; thence with the eastern side of Memorial Medical Drive the following courses and distances: N.53-00 E. 75 ft. to an iron pin; N. 40-30 E. 75 ft. to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This being the same property acquired by the Mortgagor by deed of Memorial Medical Associates to Greenville Surgical Associates, P.A., dated August 2, 1977, and recorded on August 2, 1977, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1061 at page 741.

Together with all singular the Rights, Members Hereditament and Appurtenances to the said premises belonging in or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all fixtures, machinery or equipment of every kind either now upon or hereafter placed upon the premises or in any house or other structure upon or hereafter placed upon said premises, which are or shall be attached to said premises, building or other structure by nails, screws, bolts, pipe connections, masonry or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said premises unto the Lender its successors and assigns. And the Mortgagors do hereby bind themselves, and their heirs, successors, executors and administrators, to warrant and forever defend all and singular the said premises unto the Lender, its