

MORTGAGE OF REAL ESTATE -

VCL 1460 PAGE 953

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MAR 27 4 45 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, The Speech, Hearing & Learning Center, Inc., an eleemosynary corporation, (hereinafter referred to as Mortgagor) is well and truly indebted unto The United Way of Greenville County

(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

--Twenty-five Thousand and no/100ths -----Dollars (\$25,000.00 ) due and payable The principal balance of this mortgage is to be repaid only if and when the real estate, which is described hereinbelow, is sold by the Mortgagor.

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: quarterly.

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, in the City of Greenville, in a subdivision known as Medical Court, being known and designated as Lots Nos. 3 and 4 of said subdivision and being described according to a plat prepared by the Piedmont Engineering Service, Greenville, South Carolina, dated September, 1949, entitled "Plat of Medical Court, Greenville, South Carolina", which plat is of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W, Page 77, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of a 20-foot street at the joint front corner of Lots 2 and 3, which point is 152 feet from the intersection of said 20-foot street and Pendleton Street, and running thence along the common line of Lots Nos. 2 and 3, S. 71-27E. 80 feet to an iron pin; thence S. 18-24W. 100 feet to an iron pin, the joint rear corner of Lots. Nos. 4 and 5; thence along the common line of Lots Nos. 4 and 5, N. 71-27 W. 80 feet to a point in the center of the aforementioned 20-foot street; thence along the center of said 20-foot street, N. 18-24 E. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Medical Investors, Inc. dated December 22, 1978 and recorded in the R.M.C. Office of Greenville County in Book 1094 at page 232.

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DOCUMENTARY  
STAMP  
PB. 11218

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 such 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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