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State of South Carolina

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GREENVILLE CO. S. C.

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County of GREENVILLE

AUG 1 4 19 PM '79

Mortgage of Real Estate

DONNIE BANKERSLEY  
R.M.C.

THIS MORTGAGE made this 27<sup>th</sup> day of July, 19 79

by J. D. Burford

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina  
29602

WITNESSETH:

THAT WHEREAS, J. D. Burford  
is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty Five Thousand and No/100ths  
Dollars (\$ 125,000.00), which indebtedness is  
evidenced by the Note of Eastside Clinic Partnership of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is upon demand, ~~after the date hereof~~, the terms of said Note and any agreement modifying it  
are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the  
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications  
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with  
Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may  
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all  
renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether  
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed  
\$ 125,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee  
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,  
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL of my right, title and interest in and to the following described property, being  
an undivided one-half interest in and to the same:

ALL that piece, parcel or lot of land situate, lying and being in the State of South  
Carolina, County of Greenville, on the eastern side of E. Woodburn Drive, being known  
and designated as Lot 32 on a plat entitled "Final Plat Seven Oaks" and recorded in the  
RMC Office for Greenville County in Plat Book 4-R, Page 6, and having according to  
said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of E. Woodburn Drive, the joint front  
corner of Lots 32 and 33, and running thence with the joint line of said lots,  
N. 52-02 E. 151.4 feet to an iron pin; thence S. 28-59 E. 158.9 feet to an iron pin;  
the joint rear corner of Lots 31 and 32; thence with the joint line of said lots,  
S. 84-02 W. 171.5 feet to an iron pin on the eastern side of E. Woodburn Drive; thence  
with said drive, N. 21-58 W. 68.9 feet to beginning.

This mortgage conveyance is made subject to all restrictions, reservations, zoning  
ordinances or easements of record, on the recorded plat, or on the premises.

This is the same property conveyed to J. D. Burford and Helen Louise Burford by  
deed of Michael H. Marsh and Carole S. Marsh, dated July 30, 1976, and recorded  
August 2, 1976 in the RMC Office for Greenville County in Deed Book 1040, Page 543.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging in any way to part  
or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto,  
all of the same being deemed part of the Property and included in any reference thereto.

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