

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
1982
MAY 17
1 55 PM '82
WALKERSLEY
S.C.
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **BALLENGER-LITTLEPAGE, a General Partnership**-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Ottis M. Ballenger and S. R. Littlepage, as Trustees of the Profit Sharing Plan and Trust of NEUROSURGICAL ASSOCIATES, P.A.**-----

(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 **One Hundred Eighty Thousand and No/100**-----

-----Dollars (\$ 180,000.00--) due and payable

as provided in said note,

with interest thereon from date provided in said note at the rate of as / per centum per annum, to be paid: as provided in said note.

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

ALL that certain piece, parcel or lot of land, situate, lying and being on the Southeastern side of Memorial Medical Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7B as shown on plat of Revision of Lot No. 7, Memorial Medical Park, prepared by W. R. Williams, Jr., Engineer/Surveyor, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-L at Page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Memorial Medical Drive and running thence S. 30-45 W., 145.6 feet to a point; thence N. 82-14 W., 174.6 feet to a point; thence N. 15-29 E., 105 feet to a point; thence S. 74-31 E., 169.4 feet to a point; thence N. 30-45 E., 67.8 feet to a point on Memorial Medical Drive; thence with said Drive, S. 59-22 E., 25 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed of Ottis M. Ballenger and S. R. Littlepage recorded in the Greenville County RMC Office in Deed Book 1146 at Page 900 on April 24, 1981.

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STATE OF SOUTH CAROLINA
PUBLIC GOVERNMENT TAX COMMISSION
DOCUMENTARY
STAMP
MAY 17 1982
72.00

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.

4 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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