

according to the plat of Dalton & Neves Co., Engineers dated December, 1982, as follows to wit:

BEGINNING at an old iron pin (P.O.B.) on the northern right-of-way of West Faris Road, joint corner of property of J.P. Stevens & Co., Inc., N/F, which old iron pin is 159.35 feet Southeast of the northeast intersection of West Faris Road and Welch Street, thence leaving said right-of-way of West Faris Road and along property line of J.P. Stevens & Co., Inc., N/F, N 25 - 34 E, 252.38 feet to an old iron pin on the southern right-of-way of a 20 ft. Street, thence along right-of-way of said 20 ft. Street, S 64 - 22 E, 191.78 feet to an old iron pin, joint corner of Center City property, thence leaving said 20 ft. Street and along property line of Center City, S 25 - 41 W, 176.33 feet to an old iron pin on the northern right-of-way of West Faris Road, thence along the northern right-of-way of West Faris Road in a southwestern direction the following courses and distances: S 89 - 43 W, 89.4 feet to an old iron pin, thence N 83 - 44 W 100 feet to an old iron pin, thence N 77 - 08 W, 17 feet to an old iron pin being the Point of Beginning, containing 0.960 acres or 41,838 square feet.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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 and tenant trade fixtures, be considered a part of the real estate.

This is the same property conveyed to Radiology Partnership by Greenville Radiology Professional Association by deed dated November 16, 1981, and recorded December 4, 1981 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1159 at page 139.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its 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 lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever unless the same shall be specifically excepted herein. The Mortgagor further binds itself and its heirs, executors, administrators, and assigns to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, its heirs, executors, administrators and assigns, and any other persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. That it will promptly pay the principal and interest on the indebtedness evidenced by the said note, at the time and in the manner therein provided;
2. That this mortgage shall also secure the Mortgagee for (a) such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payments of taxes, insurance premiums, public assessments, repairs or other purposes; (b) any further loans, advances, re-advances or credits that may be made hereafter to the Mortgagor and; (c) any and all other debts or liabilities of Mortgagor to Mortgagee now existing or hereafter arising; and that all sums so