BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & STOUDENMIRE, P.A., SUITE 15, 1700 E. NORTH ST., GREENVILLE, S.C. 29602 MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Childbirth Center Associates, a South Carolina general partnership,

thereinafter referred to 25 Mortgagor) is well and truly indebted unto Community Bank

(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 Three Hundred Twenty-Five Thousand and no/100

Dollars (\$325,000.00---) due and payable

according to the terms of the Note.

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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 Mortgagor 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, bargamol, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

TALL that certain piece, parcel or lot of land, with all unprovements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, and being known and designated as Lot 27 and the Southwestern one-half of Lot 28, Block A, on Plat of WOODLAND, recorded in the RMC Office for Greenville County, S.C. in Plat Book "J", Page 70, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Chapman Street at the joint front corner of Lots 26 and 27 and running thence along the joint line of said Lots N. 64-40 W. 224 feet to an iron pin; thence N. 23-27 E. 58 feet to an iron pin; thence S. 68-30 W. 184 feet to an iron pin on the western side of Chapman Street; thence along said Street S. 10-17 E. 7.75 feet to an iron pin; thence continuing along said Street S. 0-11 E. 70 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, South Carolina, being known as a portion of Lot 10, Block A, on Plat of WOODIAND recorded in said RYC Office in Plat Book "J", Page 70, and being designated as Parcel "C" on Plat of S.C. Highway Department recorded in Deed Book 751, Page 19, and having according to said plat last referred to, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Church Street at the northwestern corner of Parcel "C" and running thence S. 46-14 E. 19.1 feet to an iron pin on the center of the rear line of Lot 28 above described; thence along the rear line of the above described Lots 27 and 28 S. 23-40 W. 58.1 feet to an iron pin; thence N. 46-14 W. 39.2 feet to an iron pin on the eastern side of Church Street; thence along the eastern side of said Street N. 43-46 E. 54.5 feet to point of beginning.

This being the same property conveyed to Mortgagor herein by Deed of Roland M. Knight, William B. Evins, Jr., and William K. Manning, recorded August 27, 1984 in the RMC Office for Greenville County, South Carolina, in Deed Book at Page .

4,00

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
FB. 1216

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Together with all and singular rights, members, hereditaments, and apportenances to the same belonging in any way incident or appertising, and all of the rests, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fintures now or hereafter attached, concerted, or fitted thereto in any manner, at heing the intention of the parties hereto that all such futures and equipment, other than the usual household furnature, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and so gold the said premises unto the Montgagoe, its heirs, successors and assigns, forever,

The Mortgagor coverants that it is leafully secred of the premises heurisabore 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 hers and encumbrances except as provided herein. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsever leafully claiming the same or any part thereof.