

## Mortgage of Real Estate

County of Greenville

OCT 8 3 54 PM '84

THIS MORTGAGE is dated October 8, 1984THE "MORTGAGOR" referred to in this Mortgage is George M. Grimball, M.D.THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 608, Greenville, SC 29602

THE "NOTE" is a note from George M. Grimball, M.D. to Mortgagee in the amount of \$126,900.00, dated October 8, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is October 8, 1999. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$126,900.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

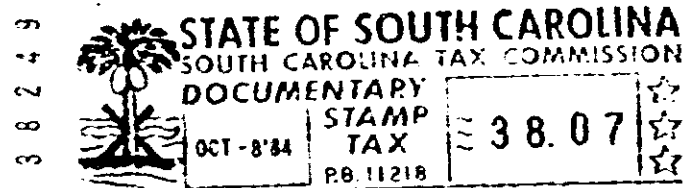
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 1 of Physicians Center Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 25, 1984 and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1223 at Pages 164 through 227, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 10M at Page 54.

This conveyance is made subject to all restrictions and easements as set out in the Declaration (Master Deed), Exhibits and Appendices attached thereto, recorded plats or as may appear on the premises.

DERIVATION: Deed of American Service Corporation of S.C. recorded October 6, 1984 in Deed Book 1223 at Page 645 in the Greenville County RMC Office.

This conveyance is subject to any and all existing reservations, easements, rights of way or zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident 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);