

of Southern Railway; thence turning and running with the line of the Southern Railway property N 9-21 W 385.8 feet to an iron pin on the southerly side of Field Street; thence turning and running with the southerly side of Field Street S 75-35 W 200 feet to an iron pin, joint corner of Parcel I and Parcel II; thence turning and running with the line of Parcel I S 1-59 W 197.8 feet to the point of beginning.

Together with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises, and also together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise included or appertaining.

Together with all rents, issues and profits thereof, all buildings and improvements now or hereafter erected or placed thereon, and also all fixtures and apparatus now or hereafter attached or used in connection therewith, whether the same have or would become part of the realty by attachment thereto, including but not limited to all elevators and equipment for heating, lighting, plumbing and air-conditioning, used now or hereafter by the Mortgagor in the operation of the premises, and the replacements thereof, all of which shall be considered part of the mortgaged premises.

TO HAVE AND TO HOLD all and singular the said premises unto the said John Hancock Mutual Life Insurance Company, its successors and assigns forever.

And the said Greenville Medical Center, Inc., Mortgagor, does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said John Hancock Mutual Life Insurance Company, its successors and assigns, from and against itself, its successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagor further covenants with the Mortgagee, its successors or assigns, as follows:

1. To pay said principal sum and interest thereon at the times and in the manners specified in said note and, in case of any foreclosure of this mortgage begun or completed, the expenses and the maximum sum permitted by law as attorney's fee, which are hereby declared to be a part of the debt hereby secured, and also to pay any other indebtedness that may accrue to the Mortgagee under the terms of this mortgage.