GREENVILLE CO. S. C.

Prepared by EDWARDS & McPHERSON, Attomeys at Law Greenville, S. C. - Greer, S. C. STATE OF SOUTH CAROLINA

BOOK 1207 PAGE 147

FARHSWORTH COUNTY OF GREENVINLE R.M.C.

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Piedmont E.N.T. Professional Association

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, South Carolina

(hereinafter referred to as Mortgages) 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 Twelve Thousand & No/100ths----

in 180 equal monthly installments of One Thousand, Thirty Nine &  $36/100 \, \text{ths} \, (\$1,039.36)$ , the first payment to begin 90 days after the completion of a building to be placed on the property described below or six (6) months from date which ever is earlier.

with interest thereon from date at the rate of 7 1/2 per-centum per annum, to be paid: monthly

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 as-

**Р**РУСТИК ЖИРИК ХИРИК ХИРИК ЖИРИК Ж 

All that right, title and interest of the Mortgagor of, in and to that certain Indenture of Lease made the 17th day of September , 1971, by W. Steve Lang, Jr., Trustee for Profit Sharing Plan and Trust of Piedmont E.N.T. Professional Association and Piedmont E.N.T. Professional Association, the Mortgagor herein, granting a leasehold estate in that certain piece and parcel of land described as follows:

All those certain pieces, parcels or lots of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 1 and 2 in Block "B" as shown on a plat made by J. E. Sirrine recorded in the R.M.C. Office for Greenville County in Plat Book A at page 122 and 123 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Arlington Avenue and Sumner Street, and running thence with the western side of Sumner Street, S. 15-15 W. 189.9 feet, more or less, to a point; thence N. 72-85 W. 100 feet, more or less, to a point; thence N. 15-15 E. 192.11 feet, more or less, to a point on Arlington Avenue, thence S. 72-85 E. 100 feet, more or less, along Arlington Avenue, to the point of beginning.

This is the same property conveyed to the Mortgagor herein by Deed of Theodore A. Watson dated June 1, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 879 at page 295.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lowfully 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.