RICHARDSON AND JOHNSON, P. A., Attorngys Ag Law, Greenville, S. C. 29602

STATE OF SOUTH CAROLINAGE! COUNTY OF GREENVILLE

00 S.C.

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

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WHEREAS, Memorial Medical Associates, A South Carolina General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto TWENTY-ONE INVESTMENT GROUP, A LIMITED PARTNERSHIP,

(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 Twenty-One Thousand Thirty-nine and 20/100 -----

Dollars (\$ 21,039.20) due and payable

on demand.

with interest thereon. Interest thereon. In the control of the con

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 assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 5 as shwon on plat entitled Memorial Medical Park, dated May 23, 1977, prepared by W. R. Williams, Jr., Registered Surveyor, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D, at page 100 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 4 and 5 and running thence with the line of Lot No. 4 S. 52-20 E. 192.3 feet to an iron pin in the line of property now or formerly of Crestview, Inc. at the joi t rear corner of Lots Nos. 4 and 5; thence with the line of property now or formerly of Crestview, Inc. S.34-22 W. 150 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with the line of Lot No. 6 N. 42-46 W. 270.9 feet to an iron pin on the southeastern side of Memorial Medical Drive at the joint front corner of Lots Nos. 5 and 6; thence with the southeastern side of Memorial Medical Drive the following courses and distances: N. 74-35 E. 64.3 feet to an iron pin; N. 65-00 E. 70 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Ottis M. Ballenger, Frank F. Espey, S. R. Littlepage, and Thomas R. Scott dated June 15, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book ///O, at Page 600.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 Mortgagee, its heirs, 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 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.

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