STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

EDJ. 1497 FASE 290 S. C. MORTGAGE OF REAL ESTATE

PHTOPOLL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, UROLOGICAL CLINIC, P.A., a South Carolina Professional Association

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY, Trustee of the Profit Sharing Plan and Trust of Urological Clinic, P.A.

(hereinaster 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

One Hundred Forty Five Thousand Seven Hundred Fifty and 00/100 Dollars (\$145,750.00) due and payable at the rate of \$2,000.00 per month including principal and interest, beginning January 1, 1980, including interest at the rate of 11% per annum on the unpaid balance of principal and interest and any accrued interest to be paid in full on March 1, 1984.

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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 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:

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All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and in the City of Greenville, being known and designated as Lot No. 5 on plat of McGee property, and having according to a plat made by Dalton and Neves April, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Vardry Street, which iron pin is 145 feet from the Southwest corner of the intersection of Greene Avenue and Vardry Street, running thence S 28-13 W 183.7 feet to an iron pin; thence N 62-11 W 59.9 feet to an iron pin; thence N 29-09 E 175.5 feet to an iron pin on Vardry Street; thence along Vardry Street S 70-55 E 57.4 feet to an iron pin, the point of beginning.

ALSO, all that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 on plat of property of Vardry Street Medical Court, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK, page 93, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Vardry Street, common corner with Lot No. 7, running thence S 30-27 W 115.35 feet to an iron pin, corner of Lots 1 & 2; thence along the line of Lot No. 2, S 60-51 E 112.2 feet to an iron pin; thence N 29-09 E 135.2 feet to an iron pin on Vardry Street; thence along Vardry Street N 71-11 W 111.25 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Profit Sharing Plan and Trust of Urological Clinic, P.A. by deed dated July 22, 1969 and recorded in the RMC Office for Greenville County in Volume 872 at page 174.

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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 anthorized 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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