STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

P.O. BOX 425 I ED CO. S. C. MORTGAGE OF REAL ESTATE GREENVILLE, S.C. 20002 OCT 22 4 29 PH TO ALL WHOM THESE PRESENTS MAY CONCERN:

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Frank R. Wrenn DONNIE S. TANKERSLEY WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, as Trustee of the Profit Sharing Plan & Trust of Drs. Wrenn & Kennemore, P.A.

(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-THREE THOUSAND AND NO/100------ Dollars (\$ 23,000.00) due and payable

According to the terms and conditions of a certain note of same date;

per centum per annum, to be paid: according to at the rate of fifteen Date with interest thereon from the terms and conditions of a certain note of same date;

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

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ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 6-A on plat entitled, "Revision of Lots 5 & 6 Memorial Medical Park" prepared by W.R. Williams, RLS, dated May 20, 1980, recorded in the RMC Office for Greenville County, SC in Plat Book 7-X at Page 14 on June 2, 1980, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Hemorial Medical Drive at the joint front corner of Lots No. 6-A and 5-A and running thence with said lots S. 29-27 E. 248 feet to an iron pin; thence with the line of property herein described and property now or formerly of Chestnut Hills Subdivision N. 82-14 W. 147.1 feet to an iron pin; thence with the common line of Lots No. 6-A and 6-B N. 12-03 W. 183 feet to an iron pin on Memorial Medical Drive; thence running with said Drive N. 74-34 E. 64.3 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is the same property acquired by the Mortgagor herein by deed of E.M. Apperson, dated September 1, 1982, and recorded October 1, 1982, in the RMC Office for Greenville County, SC, in Deed Book 1/75 at Page 83/; by deed of Frank B. Halter, dated September 1, 1982, and recorded October 1, 1982 in the RMC Office for Greenville County, SC, in Deed Book 1/75 at Page 83/; by deed of Asher Enterprises, a SC general partnership, dated September 3, 1982, and recorded October 1, 1982 in the RMC Office for Greenville County, SC in Deed Book 1175 at Page 830

The lien of this mortgage herein will be subordinated to a lien in the form of a mortgage to Southern Bank & Trust Company for construction and permanent financing on any and all improvements on the above described property; therefore, the lien of the mortgage herein will be junior and subordinate to that certain mortgage to Southern Bank & Trust Company

enter entering that commission

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the reats, 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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