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(Participation)

This mortgage made and entered into this 19 79 , by and between James C. Montgomery, Jr. and Susan W. Montgomery

(hereinsfter referred to as mortgagor) and First Citizens Bank and Trust Company

(hereinafter referred to as

340 N. Main Street, P.O. Box 3028, mortgagee), who maintains an office and place of business at Greenville, South Carolina 29602

This is the same property conveyed to the Mortgagors herein by deed of Irene M. Batson dated November 21, 1975 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1027 at page 568. : :-

STATE OF SOUTH CAROLINA

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Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incincrating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items breein enumerated shall be deemed to have been permanently installed as part of the realty). and all improvements now or hereafter existing thereoe; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the reats, issues, and profits until default hercunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated , signed by James C. Montgomery, Jr., M.D. and in the principal sum of \$ 161,700.00 inhebalow Michael R. Hoffman, M.D., Individually and as a Partnership, d/b/a PELHAM POINTE OB-GYN ASSOCIATES, and Susan W. Montgomery and Gail Hoffman in favor of First Citizens Bank and Trust Company

SBA FORM 928 (2-73) PREVIOUS EDITIONS ARE OBSOLETE

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