

1 Memorial Med. Dr.
Greenville, S.C. 29605
(PURCHASE MONEY)

BOOK 1587 PAGE 196

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
APR 3 33 PM '82
S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dr. James W. Fields, M.D.
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dr. Sayge H. Anthony

(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
Fifty Five Thousand and 00/100 Dollars (\$ 55,000.00) due and payable

1 Memorial Drive, Greenville, South Carolina, 29605

with interest thereon from date at the rate of 14% per centum per annum, to be paid: in full on or before April 2, 1985.

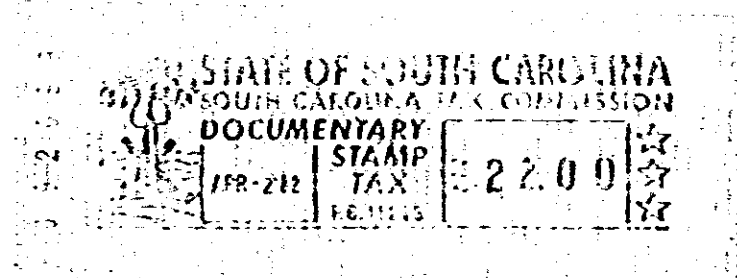
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 accounts 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 Spartanburg, being shown and designated as Lot No. 7 on a plat of the property of Vardy Street Medical Court, recorded in Plat Book KK at page 93, RMC Office for Greenville County, South Carolina, 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, joint corner with Lot No. 1 and running thence S. 30-27 W. 86 feet to an iron pin, corner of Lot No. 6; thence along the line of Lot No. 6, N. 58-18 W. 110.6 feet to an iron pin; thence N. 31-42 E. 61.1 feet to an iron pin on Vardry Street; thence along Vardry Street S. 71-11 E. 111.25 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of the Mortgagee herein, of even date, to be recorded herewith, reference to which deed and the aforesaid plat is hereby specifically made for a more detailed description of the property covered hereby.



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Together with all and singular rights, members, heritaments, 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 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 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 Mortgagee, its heirs, successors and assigns, forever.

4. 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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