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STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } GREENVILLE CO. S. C. MORTGAGE AND

TO ALL WHOM THESE PRESENTS MAY CONCERN: SECURITY AGREEMENT

DONNIE S. TAMMERSLEY Piedmont Orthopaedic Clinic, P.A.  
F.M.C. hereinafter referred to as Mortgagor; SEND (\$) CREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Trust of South Carolina (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 Six Hundred Seventy-Five Thousand and No/100-----DOLLARS (\$675,000.00)

with interest thereon from date at the rate of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ one-half of one percent above the prime rate of interest of Bankers Trust of South Carolina, said rate to be adjusted on the same date of each change of said prime rate by said Bank during the term hereof. Said principal balance, or so much thereof as may be advanced to the Mortgagor pursuant to the loan commitment of Mortgagee to Mortgagor, and interest on said balance shall be paid as follows: interest only on a monthly basis, on the first day of each month following initial disbursement, until principal balance has \* (continued on back)

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

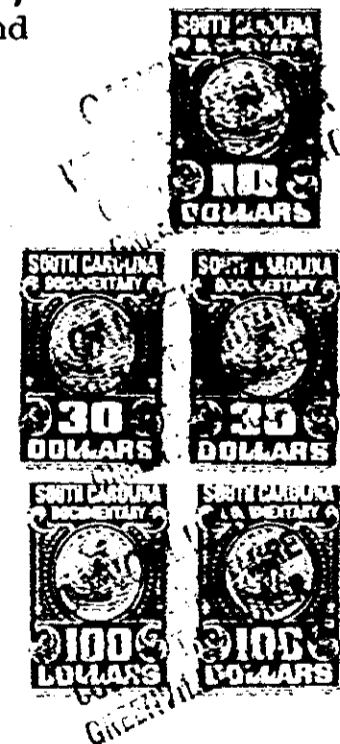
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or tract of land lying and being in the County of Greenville, State of South Carolina, adjacent to Grove Road, as shown on a survey prepared by Webb Surveying and Mapping Company, dated March 10, 1976, recorded in the RMC Office for Greenville County in Plat Book 5-d at Page 121, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the western side of the right-of-way of Grove Road, at the corner of property now or formerly owned by R. C. Cola Bottling Company; thence along the line of said property N. 65-18 W. 420.70 feet to an iron pin located on the eastern side of the right-of-way of I-185 (U.S. Highway 29); thence along said right-of-way N. 15-54 E. 352.75 feet to an iron pin; thence turning and leaving said right-of-way S. 82-36 E. 203 feet to a point; thence S. 37-46 W. 121.3 feet to a point; thence S. 65-18 E. 308.2 feet to an iron pin located on the western side of the right-of-way of Grove Road; thence along said right-of-way S. 24-42 W. 290.0 feet to an iron pin, the point of beginning.

Mortgagor also hereby grants to the Mortgagee a security interest on all equipment, appliances, and other articles of personal property located or to be located in or on all improvements constructed or to be constructed upon the premises. It is covenanted and agreed by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, motors, bathtubs, sinks, basins, pipes, faucets and other plumbing and heating fixtures, \*\* (on back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.



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