

4328 RV-2

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot No. 1 on plat of Memorial Medical Park, prepared by W. R. Williams, Jr., dated May 23, 1977 and recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 100, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Simpson Street at the joint front corner of the premises herein described and property now or formerly of Crestview, Inc. and running thence with the line of property now or formerly of Crestview, Inc. S. 34-22 W. 160 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2 N. 55-50 W. 160 feet to an iron pin on the eastern side of Memorial Medical Drive at the joint front corner of Lots Nos. 1 and 2; thence with the eastern side of Memorial Medical Drive the following courses and distances: N. 34-22 E. 135 feet to an iron pin; N. 79-16 E. 35.4 feet to an iron pin on the southern side of Simpson Street; thence with the southern side of Simpson Street S. 55-50 E. 135 feet to the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is the same property conveyed to the Mortgagor by Memorial Medical Associates, a S.C. general partnership, on September 7, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1111 at Page 512.

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 and tenant trade fixtures, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its 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 lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever unless the same shall be specifically excepted herein. The Mortgagor further binds itself and its heirs, executors, administrators, and assigns to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, its heirs, executors, administrators and assigns, and any other persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. That it will promptly pay the principal and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided;
2. That this mortgage shall also secure the Mortgagee for (a) such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs

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