

State of South Carolina

GR. 5. 20
S.C.

1539 PAGE 204

Mortgage of Real Estate

County of GREENVILLE

PH '81

THIS MORTGAGE made this 24th day of APRIL 19 81

by BALLENGER-LITTLEPAGE, a General Partnership

(hereinafter referred to as "Mortgagor") and given to Ottis M. Ballenger and S. R. Littlepage, as Trustees of the Profit Sharing Plan and Trust of NEUROSURGICAL ASSOCIATES, P.A.

(hereinafter referred to as "Mortgagee"), whose address is 32 Memorial Medical Drive, Greenville S.C. 29605

WITNESSETH:

THAT WHEREAS BALLENGER-LITTLEPAGE, a General Partnership is indebted to Mortgagee in the maximum principal sum of One Hundred Thirty-Six Thousand and no/100 Dollars (\$ 136,000.00), which indebtedness is evidenced by the Note of Ballenger-Littlepage, a General Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is April 24, 1991 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ _____ plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, situate, lying and being on the Southeastern side of Memorial Medical Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7B as shown on plat of Revision of Lot No. 7, Memorial Medical Park, prepared by W. R. Williams, Jr., Engineer/Surveyor, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-L at Page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Memorial Medical Drive and running thence S. 30-45 W., 145.6 feet to a point; thence N. 82-14 W., 174.6 feet to a point; thence N. 15-29 E., 105 feet to a point; thence S. 74-31 E., 169.4 feet to a point; thence N. 30-45 E., 67.8 feet to a point on Memorial Medical Drive; thence with said Drive, S. 59-22 E., 25 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Ottis M. Ballenger and S. R. Littlepage recorded in the Greenville County RMC Office in Deed Book 1146 at Page 900 on APRIL 24, 1981.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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