

STATE OF SOUTH CAROLINA

BOOK 1230 PAGE 547

MORTGAGE

LEATHERWOOD, WALKER, TOED & MANN

TO All Whom These Presents May Concern:

Greenville Plaza Associates, a limited Partnership under the laws of the State of South Carolina in the State aforesaid - Send Greeting:

Whereas, Wachovia Realty <sup>Investments</sup> ~~Investors~~, an unincorporated Business Trust organized under the laws of the State of South Carolina pursuant to a Declaration of Trust dated December 10, 1969, as amended, on file in the Office of the Secretary of State of South Carolina (hereinafter styled the mortgagee) has agreed to lend to Greenville Plaza Associates, a limited partnership organized under the laws of the State of South Carolina (hereinafter styled the mortgagor) and has earmarked for the benefit of the mortgagor the sum of FOUR MILLION FIVE HUNDRED THOUSAND AND NO/100 (\$4,500,000.00) DOLLARS being the maximum amount of present and future advances, secured by this mortgage and to be advanced from time to time in installments as justified by progress of construction, for the purpose of constructing a building or buildings and the improvements (hereinafter referred to as improvements) in accordance with the plans and specifications approved by mortgagee, on the premises hereinbelow described; all such advances to be made before the 1st day of December, 1974, and

Whereas the mortgagor agrees to accept any and all installments advanced by the mortgagee up to the full amount stated above; and

Whereas, the said Greenville Plaza Associates is thereby indebted to mortgagee in the sum of FOUR MILLION FIVE HUNDRED THOUSAND AND NO/100 (\$4,500,000.00) DOLLARS as evidenced by its certain note or obligation bearing even date herewith in the principal sum of FOUR MILLION FIVE HUNDRED THOUSAND AND NO/100 (\$4,500,000.00) DOLLARS together with interest thereon at the rates set forth in said note the final installment payment on said note becoming due and payable on January 1st, 2002 as in and by said note and the terms thereof, reference thereto had will more fully appear, and

Whereas, the mortgagor desires to secure the payment of said note with interest and any renewals or extensions thereof in whole or in part, and of the additional payments hereinafter agreed to be made, by a conveyance of its leasehold estate in the lands hereinafter described.

NOW, KNOW ALL MEN, that the said Greenville Plaza Associates in consideration of the premises and for the purpose aforesaid; and also in consideration of Three and no/100 (\$3.00) Dollars to the said mortgagor in hand well and truly paid, by said 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 said Wachovia Realty Investments its successors and assigns, its leasehold estate in the lot or parcel of land described in Exhibit A hereto attached and made a part hereof being the leasehold estate therein acquired by it under that ground lease agreement between the Peoples National Bank, Greenville, South Carolina, Lessor and Greenville Plaza Associates, Lessee dated the 22nd day of February, 1972, a memorandum of which is recorded in Volume 938 at Page 500 in the R.M.C. Office for Greenville County, South Carolina, which said leasehold estate is for a minimum term of Seventy-five (75) years and a maximum term of seventy-eight (78) years from April 1, 1971 as by reference to said ground lease agreement and the memorandum thereof will more fully appear.

Together with all and singular all fixtures, equipment and other articles of personal property now owned by mortgagor and located upon the above described property, or hereafter acquired and located thereon and used in connection with the operation and maintenance of the improvements situate thereon.

FILED  
GREENVILLE CO. S.C.