

SEP 30 12 39 PM '82

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

DONNIE S. TANKERSLEY
R.M.C. PURCHASE MONEY MORTGAGE

THIS MORTGAGE, made this 20th day of August, 1982, between WESPAC INVESTORS TRUST, a California real estate investment trust, hereinafter sometimes referred to as "Mortgagor", to CENTER ASSOCIATES, A South Carolina Limited Partnership, having its principal office in Columbia, South Carolina, hereinafter sometimes referred to as "Mortgagee."

WHEREAS, Mortgagor is indebted to Mortgagee to secure the payment of which Mortgagor has executed and delivered to Mortgagee a Purchase Money Note (hereinafter called "Note") of even date herewith, in the principal sum of THREE MILLION FIFTY-ONE THOUSAND SEVEN HUNDRED SEVENTY-ONE AND NO/100 (\$3,051,771.00) Dollars, payable to the order of Mortgagee at its office in Columbia, South Carolina, or at such other place as the holder thereof may designate in writing, said principal sum being payable as set forth in said Note with interest at the rate set forth therein, in monthly installments at the rate and in accordance with the terms provided in said Note, the balance of said principal sum with interest thereon maturing and being due and payable September 1, 1992 unless sooner paid. PROVIDED, HOWEVER, Mortgagor to have the right to anticipate payment of the entire balance due hereunder at any time, without penalty or premium.

NOW, THEREFORE, Mortgagor, in consideration of the aforesaid debt, and also in consideration of the further sum of Three (\$3.00) Dollars to it in hand paid by Mortgagee, receipt of which is hereby acknowledged, and for the purpose of securing (1) the payment of said indebtedness as in the Note provided, (2) payment of all other monies secured hereby, and (3) the performance of all covenants, conditions, stipulations and agreements herein contained, does by these presents grant, bargain, sell and release to Mortgagee, its successors and assigns, the real estate described in Exhibit "A" attached hereto and incorporated herein.

TOGETHER WITH ALL AND SINGULAR, all fixtures, equipment and articles of personal property now or hereafter located upon the above described property and used in the operation and maintenance of the improvements situate thereon (excluding however, fixtures, equipment and other articles of personalty owned

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0010
SEP 30 1982
061

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
SEP 1 1982
900.00
STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
SEP 1 1982
420.72

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MORTGAGEE'S ADDRESS
c/o GOTTLIEB & SMITH
ATTORNEYS AT LAW
P. O. BOX 51
COLUMBIA, S. C. 29202

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