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GREENVILLE CO. S.C.

WOODBIDGE

DEC 27 3 55 PM '84
ALL-INCLUSIVE
PURCHASE MONEY MORTGAGE

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THIS INDENTURE is made as of the 1st day of December, 1984, by and between Twin Court Realty Limited Partnership, a South Carolina limited partnership, having an address at c/o Radice Equities, 405 Lexington Avenue, New York, New York 10174, hereinafter called the Mortgagor; and CFC 79 Partnership D, a Utah limited partnership having an address at c/o Clark Financial Corporation, 4535 South 2300 East, Salt Lake City, Utah 84117, hereinafter called the Mortgagee;

Whereas the said Mortgagor is justly indebted to the said Mortgagee in the principal sum of FIVE MILLION NINE HUNDRED THOUSAND DOLLARS AND 00/100 (\$5,900,000.00) as evidenced by a certain All-Inclusive Purchase Money Note of even date herewith, executed by Mortgagor and payable to the order of the Mortgagee, with interest and upon terms as provided therein.

Said Note provides that all installments of principal and interest are payable in lawful money of the United States of America, which shall be legal tender for public and private debts at the time of payment, at 4535 South 2300 East, Salt Lake City, Utah 84117, or at such other place as the holder thereof may from time to time designate in writing.

Said Note provides that each maker and endorser, jointly and severally, shall pay all costs of collection, including a reasonable attorney's fee, if action be instituted on said Note.

Said Note further provides that if any installment of principal or interest shall not be paid when due including any applicable grace period, then the entire principal sum and accrued interest shall become due and payable at once, at the option of the holder thereof.

NOW THIS INDENTURE WITNESSETH, that the said Mortgagor, to secure said indebtedness and interest thereon, and also for and in consideration of the sum of One Dollar (\$1.00) paid by Mortgagee, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the

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