

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE.

THIS INDENTURE, (herein sometimes called mortgage deed of trust or second mortgage) bearing date the first day of January, 1925, made and entered into by and between GREENVILLE COMMUNITY HOTEL CORPORATION, a corporation organized and existing under the laws of the State of South Carolina (hereinafter, for brevity, called the "Corporation"), party of the first part, herein appearing through John T. Woodside and William Goldsmith, President and Secretary, respectively of said Corporation, and CHARLESTON TRUST COMPANY, a corporation organized and existing under the laws of the State of South Carolina (hereinafter, for brevity, called the "Trustee"), as Trustee under certain trusts hereinafter declared, imposed and accepted, party of the second part, herein appearing through R. S. Small, its President.

WHEREAS, GREENVILLE COMMUNITY HOTEL CORPORATION is duly incorporated under the laws of the State of South Carolina, and has by law and by virtue of its charter, full power and authority to borrow money for its general corporate purposes, and to make and issue, and to sell, negotiate or hypothecate its bonds, and to secure the same by mortgage, pledge or conveyance in trust or otherwise, of any and of all of its property; and

WHEREAS, the Trustee has full power and authority to accept, undertake and perform the trusts hereinafter recited; and

WHEREAS, the Corporation desires to borrow money for the uses of the Corporation in the amount of SEVEN HUNDRED FIFTY THOUSAND (\$750,000.00) Dollars; and

WHEREAS, the directors of said Corporation, at a meeting duly called and held at the office of the Corporation, in Greenville, South Carolina, on the 20th day of October, 1924, did adopt a resolution calling a meeting of the stockholders of said Corporation for November 24, 1924, to consider the borrowing of money for the uses of said Corporation, amounting to Seven Hundred Fifty Thousand (\$750,000.00) Dollars, and to issue therefor bonds of said Corporation secured by a mortgage upon its real estate, hotel building, fixtures and equipment; and

WHEREAS, pursuant to said call, a meeting of stockholders of said Corporation was duly held on November 24, 1924, of which meeting due notice was given to the stockholders of said Corporation by mail and by publishing notice thereof in the Greenville News thirty (30) days before said meeting as required by law; and

WHEREAS, at said meeting more that a majority of said stockholders being represented in person or by proxy, a resolution was unanimously passed authorizing the officers of said Corporation to borrow money for the uses and purposes of said Corporation in amount not to exceed Seven Hundred Fifty Thousand (\$750,000.00) Dollars, and to issue therefor mortgage bonds of said Corporation to be known as First Mortgage Bonds, in the sum of Six Hundred Thousand (\$600,000.00) Dollars, to be dated January 1, 1925, payable as set forth in the First Mortgage and bearing interest at the rate of (7%) seven per cent. per annum, payable semi-annually on the first days of January and July of each year, represented by coupons thereto attached, and to secure said Six Hundred Thousand (\$600,000.00) Dollars of First Mortgage Bonds by a first mortgage to the Charleston Trust Company, as Trustee, covering the property of said Corporation in Greenville, S. C., and for the balance of said Seven Hundred Fifty Thousand (\$750,000.00) Dollars, to issue Second Mortgage Bonds, to be known as Mortgage Bonds Class "B," in the sum of One Hundred Fifty Thousand (\$150,000.00) Dollars, to be dated January 1, 1925, and payable as hereinafter set forth, and bearing interest at the rate of Seven (7%) per cent. per annum, payable semi-annually on the first days of January and July of each year, represented by coupons thereto attached, and to secure said One Hundred Fifty Thousand (\$150,000.00) Dollars of Second Mortgage Bonds by a second mortgage deed of trust to the Charleston Trust Company, as Trustee, covering the property of said Corporation in Greenville, S. C.; and

WHEREAS, the Board of Directors of said Corporation, at a meeting duly held in Greenville, on the 17th day of January, 1925, did adopt a resolution approving the form of this indenture and the bonds and coupons secured thereby and authorizing the President and Secretary, respectively, of said Corporation to execute the same; and

WHEREAS, for the purpose of securing the payment of said Mortgage Bonds in the sum of One Hundred Fifty Thousand (\$150,000.00) Dollars, and interest thereon, and the observance and performance of the covenants and conditions herein and in said mortgage contained, the Corporation has, by authority of its Board of Directors and stockholders as aforesaid, determined to execute, acknowledge and deliver this mortgage deed of trust or mortgage to Charleston Trust Company, as Trustee, for the benefit of the holders of said bonds, and was duly authorized by law to execute and deliver the same and to make and issue said bonds and to do all things necessary to make said bonds when duly certified by the Trustee valid, binding and legal obligations of the said Corporation, and to make this mortgage deed of trust a valid, binding and legal instrument; and

WHEREAS, said issue of One Hundred Fifty Thousand (\$150,000.00) Dollars of Second Mortgage Bonds are in the following denominations, and payable as follows:

Bonds numbered B1 to B6, inclusive, for One Thousand (\$1,000.00) Dollars each, payable January 1st, 1927.

Handwritten notes:
The Debt Hereby Secured is in Full Satisfaction of the Lien of this Instrument.
July 1st 1927 National Bank of Charleston as Trustee.
The Express of Greenville, S.C. Vice President.
W. P. G. Good Asst. Trust Officer.
BY: [Signature]

RECORDED AND CANCELLED OF
RECORD 1st DAY OF July 1927
Alice Farmer
AT Greenville, S.C.
P.M. #8623