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FILED  
GREENVILLE CO. S. C.  
DEC 21 12 05 PM '71  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) OLLIE FARM MORTGAGE OF REAL ESTATE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EWING-HUNGIVILLE, A General Partnership consisting of Frank Ewing and J. R. Hungiville, hereinafter referred to as "Mortgagor" SENDS GREETING:

WHEREAS, Furman University of Greenville, South Carolina, did by a certain Long Term Ground Lease, bearing the 7<sup>th</sup> day of December, 1971, demise, lease and let unto Ewing-Hungiville, a General Partnership consisting of Frank Ewing and J. R. Hungiville, its successors and assigns, all and singular the premises hereinafter mentioned and described, together with their appurtenances, and

WHEREAS, said Lease is evidenced by the Memorandum of said Long Term Ground Lease as is recorded in the office of the Clerk of Court for Greenville, South Carolina, on the 20<sup>th</sup> day of December, 1971, in Deed Book 932, page 109 and

WHEREAS, WACHOVIA REALTY INVESTMENTS, 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 referred to as "Mortgagee", has agreed to lend to the Mortgagor and has earmarked for the benefit of the Mortgagor, the sum of ONE HUNDRED THIRTY THOUSAND (\$130,000.00) DOLLARS, 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 other improvements (hereinafter referred to as Improvements) in accordance with the plans and specifications approved by the Mortgagee, on the premises described on Schedule "A" attached hereto; all such advances to be made before the 29th day of December, 1972.

WHEREAS, the said Mortgagor is thereby indebted to the Mortgagee as evidenced by that Note of even date herewith in the principal amount of ONE HUNDRED THIRTY THOUSAND - - - (\$130,000.00) DOLLARS, payable at the main office of the Mortgagee in Columbia, South Carolina, or at such other place as the holder thereof may designate in writing, said sum being payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on the 29th day of December, 1972, to which note reference is hereby made, and