

Associates and also by mortgages upon the fee of all of the land within the general development area (of which the subject property hereinafter described is an integral part); and

WHEREAS, the said Greenville Plaza Associates by mortgage bearing even date with this mortgage is conveying its leasehold estate to the Mortgagee, which mortgage (hereinafter referred to as the Principal Mortgage) is to be recorded in the RMC Office for Greenville County, South Carolina.

WHEREAS the Mortgagors herein desire to secure the payment of said note with interest thereon by subjecting the Mortgagors' rights, title and interest in and to the real property hereinafter described to the lien of a mortgage for the purposes hereinabove set forth.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned Mortgagors, 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 Mortgagors in hand well and truly paid by said Mortgagors, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Wachovia Realty Investments the Mortgagors' rights, title and interest in and to the real property described in Exhibit A attached hereto and made a part of this mortgage, which property is an integral part of the general development area described in the Principal Mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues and profits which may arise or be had therefrom.

TO HAVE AND TO HOLD all and singular the said premises, including all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereunto belonging or appertaining unto the Mortgagee, its successors and assigns forever.

It is expressly understood and agreed that the liability of the Mortgagors herein under this mortgage shall be limited to the extent of the Mortgagors' rights, title and interest in and to the mortgaged land and premises and that the Mortgagors herein shall have no liability or obligation of any kind whatsoever with respect to the payment of principal and interest or any other costs or debts now owing or which may hereafter become owing by