

FILED  
 GREENVILLE CO. S. C.  
 STATE OF SOUTH CAROLINA )  
 ) MAR 23 3 32 PM '77 COLLATERAL MORTGAGE  
 COUNTY OF GREENVILLE )  
 ) OLLIE FARNSWORTH  
 ) R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

✓  
 THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA, Sends  
 Greetings:

WHEREAS the said The Peoples National Bank, Greenville, South Carolina, a national banking association (hereinafter referred to as the Mortgagor) is the owner in fee of certain portions and owns leasehold estates in the remaining portions of a tract of land located in the City of Greenville, South Carolina, bounded by West Washington Street, Laurens Street, Richardson Street and land owned by the City of Greenville (which tract of land is sometimes hereinafter referred to as the general development area); and

WHEREAS The Peoples National Bank, Greenville, South Carolina, has leased, and subleased, all of the land in the general development area to Greenville Plaza Associates, a limited partnership, said lease being for a term of 75 years plus the time necessary for the said Greenville Plaza Associates to complete the construction of certain buildings and improvements within the general development area; a memorandum of said lease is recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 938, at Page 500; 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 the Mortgagee) has agreed to lend unto the said Greenville Plaza Associates and has earmarked for the benefit of the said Greenville Plaza Associates the sum of Four Million, Five Hundred Thousand and No/100 (\$4,500,000.00) Dollars; being the maximum amount of present and future advances to be secured by this mortgage and to be advanced from time to time in installments as justified by progress on construction, for the purpose of constructing a building or buildings and improvements within the general development