

area in accordance with plans and specifications approved by the Mortgagee;
and

WHEREAS the said Greenville Plaza Associates has agreed to accept any and all installments advanced by the Mortgagee up to the full amount stated above and the said Greenville Plaza Associates is thereby indebted to the Mortgagee in the sum of Four Million, Five Hundred Thousand and No/100 (\$4,500,000.00) Dollars as evidenced by its certain note or obligation dated the 21st day of March, 1972, in the principal sum of Four Million, Five Hundred Thousand and No/100 (\$4,500,000.00) Dollars, together with the interest thereon at the rates set forth in said note, the final installment payment on said note becoming due and payable on January 1, 2002, as in and by said note and the terms thereof will more fully appear by reference thereto; and

WHEREAS the Mortgagee, as a condition of the making of said loan, is requiring that the payment of said note with interest thereon be secured by a mortgage upon the leasehold estate of the said Greenville Plaza Associates and also by mortgages upon the fee of all of the land within the general development area; 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 Mortgagor herein desires to secure the payment of said note with interest thereon by subjecting the Mortgagor's 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 Mortgagor, 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 Mortgagor in hand well and truly paid by said Mortgagor, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Wachovia Realty Investments the Mortgagor's rights, title and interest in and to the real property described in Exhibit A attached hereto and made a part of this mortgage.