

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.

REGISTRATION
COMPLIED WITH

M O R T G A G E 6 3 47 PM '73

DEANIE S. TARKERSLEY
R.H.C.

THIS MORTGAGE made the 5th day of April, 1973, by and between DUTCH INN^{SW} OF GREENVILLE, a South Carolina limited partnership (hereinafter called "Mortgagor"), and FIRST VIRGINIA MORTGAGE AND REAL ESTATE INVESTMENT TRUST, an unincorporated Virginia Real Estate Investment Trust, (hereinafter called "Mortgagee").

WITNESSETH:

WHEREAS, the Mortgagor is justly indebted to the Mortgagee in the principal sum of Three Hundred and Seventy Thousand Dollars (\$370,000.), with interest thereon, as evidenced by a Note bearing even date herewith, payable in accordance with the terms of said Note.

WHEREAS, Mortgagor agreed, in incurring said indebtedness, that this Mortgage should be given to secure the prompt payment thereof and of future payments, advances and expenditures made by Mortgagee.

NOW, THEREFORE, in consideration of the premises, and to secure the payment of said indebtedness and any and all other additional indebtedness now or hereafter owing by Mortgagor, to Mortgagee, and the performance of the covenants and agreements hereinafter contained, said Mortgagor does hereby grant, bargain, sell, convey, assign, transfer and mortgage to the Mortgagee and to its successors and assigns, that certain parcel of land, together with the buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all and singular the fixtures appurtenant thereto, which shall include, insofar as they now are or may here-