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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

LEATHERWOOD, WALKER, TODD & MANN

STATE OF SOUTH CAROLINA)

COLLATERAL MORTGAGE

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GRACE CHARLES MARTIN AND GRACE M. PHILLIPS, INDIVIDUALLY AND AS EXECUTRICES AND TRUSTEES UNDER THE WILL OF WILLIAM T. MARIN, DECEASED, AND THOMAS L. MARTIN, Send Greetings:

WHEREAS the said Grace Charles Martin and Grace M. Phillips, individually and as Executrices and Trustees under the Will of William T. Martin, Deceased, and Thomas L. Martin (hereinafter referred to as the Mortgagors) are the owners in fee of an undivided interest or interests in and to the real property hereinafter described; and

WHEREAS the said Mortgagors, together with the other owners of the fee in said real property, have leased said property to The Peoples National Bank, Greenville, South Carolina, for a term of 99 years commencing on October 1, 1970, and ending on September 30, 2069, a memorandum of said lease agreement being recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 903 at Page 464; and

WHEREAS under the terms of said lease agreement, the said Mortgagors, together with the other owners in fee of said real property, have agreed to subject their rights, title and interest in the leased premises to the lien of a mortgage given by The Peoples National Bank, Greenville, South Carolina, or its assigns or sublessees to secure long-term financing for the buildings and other improvements upon the leased premises and upon the property owned or leased by The Peoples National Bank, Greenville, South Carolina, within the general development area bounded by West Washington Street, Laurens Street, Buncombe Street and Richardson Street in the City of Greenville, South Carolina (of which general development area the subject premises are an integral part); 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,

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