

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE COUNTY  
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REAL ESTATE MORTGAGE  
AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WOODWINDS LIMITED PART-  
NERSHIP, a limited partnership organized and existing under the  
laws of the State of South Carolina, having a mailing address at  
4000 Park Road, Charlotte, North Carolina (herein called "Mortga-  
gor"), in consideration of the indebtedness, and in consideration  
of the further sum of \$3.00 paid to the Mortgagor by the Mortgagee  
at and before the sealing and delivery of these presents, and  
other good and valuable consideration paid by the Mortgagee to  
the Mortgagor prior to the execution and delivery hereof, the  
receipt of all of which is hereby acknowledged, has granted,  
bargained, sold, released, and granted a security interest in,  
and by these presents does grant, bargain, sell, release, grant  
a security interest in, unto Industrial National Mortgage Com-  
pany, a Rhode Island corporation having a mailing address at 85  
Westminster Street, Providence, Rhode Island 02903, (herein  
called "Mortgagee"), to secure the payment of One Million Six  
Hundred Fifty Thousand Dollars (\$1,650,000.00), as evidenced by  
a promissory note (which with any renewals or extensions or  
modifications thereof is hereinafter called "Note") of even date  
herewith, executed by the Mortgagor and delivered to the Mortga-  
gee together with the interest thereon as by the Note provided,  
the Note being payable to the order of the Mortgagee in lawful  
money of the United States of America at its aforesaid principal  
office, or at such other place as the holder thereof may desig-