

AFFIDAVIT
FILED

STATE OF SOUTH CAROLINA)
) MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EWING-HUNGIVILLE, A General Partnership, consisting of Frank Ewing and J. R. Hungiville, hereinafter referred to as "Mortgagor" SENDS GREETING:

WHEREAS, Furman University of Greenville, South Carolina, did by a certain Long Term Ground Lease, bearing the 7th day of December, 1971, demise, lease and let unto Ewing-Hungiville, a General Partnership consisting of Frank Ewing and J. R. Hungiville, its successors and assigns, all and singular the premises hereinafter mentioned and described together with their appurtenances, and

WHEREAS, said Lease is evidenced by the Memorandum of said Long Term Ground Lease as is recorded in the Office of the Clerk of Court for Greenville, South Carolina, on the 20th day of December, 1971, in Deed Book 932, page 109; and

WHEREAS, THE SOUTH CAROLINA NATIONAL BANK, hereinafter referred to as "Mortgagee", has agreed to lend to the Mortgagor and has earmarked for the benefit of the Mortgagor, the sum of FIVE HUNDRED FIFTY-FOUR THOUSAND TWO HUNDRED FIFTY (\$554,250.00) DOLLARS, secured by this Mortgage; and

WHEREAS, the said Mortgagor is thereby indebted to the Mortgagee as evidenced by that Note of even date herewith in the principal amount of FIVE HUNDRED FIFTY-FOUR THOUSAND TWO HUNDRED FIFTY (\$554,250.00) DOLLARS, payable at the main office of the Mortgagee in Columbia, South Carolina, or at such other place as the holder thereof may designate in writing, said sum being payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on the 30th day of June, 1975, to which note reference is hereby made; and

WHEREAS, the Mortgagor agrees to accept any and all installments advanced by the Mortgagee up to the full amount stated above.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of said Note, and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the signing of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, all of Mortgagor's right, title and interest as Lessee under said Long Term Ground Lease of the real estate situate in the County of Greenville, State of South Carolina, and described on Schedule "A", hereto attached and hereby made part of this Mortgage.

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