FILED
GREENVILLE CO. S. C.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Carolina Investment Management Corporation, a South Carolina corporation,

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) as by the full and just sum of

Two Million, Three Hundred Thousand and No/100 - - - - - - - - - - - - - - - - - - ($2,300,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which does not contain a provision for escalation of interest rate; paragraphs 9 and 10 of this mortgage provide for an escalation of interest rate under certain conditions; said note to be repaid with interest as the rate or rates therein specified ~~xxxxxxxxx~~ interest to be paid semi-annually and loan payable in full / five (5) years from date ~~xxxxxxxx