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Charlotte, N.C.

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GREENVILLE CO. S. C.

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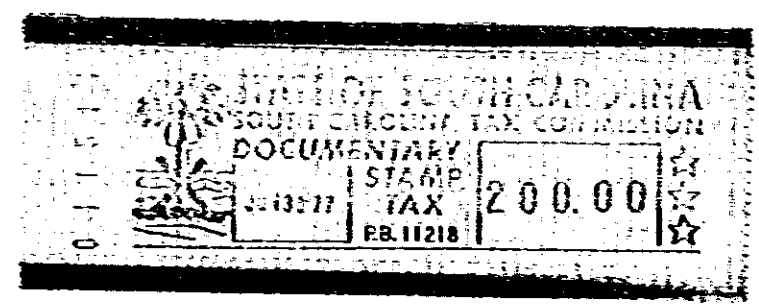
STATE OF SOUTH CAROLINA, TAXED BY) MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE) AND SECURITY AGREEMENT

THIS MORTGAGE made this 29th day of June, 1977, between Poinsett Residential Hotel, a Limited Partnership under the Uniform Limited Partnership Act of South Carolina, having as its General Partner J. C. Bible, Jr., herein referred to as the Mortgagor; and the Mortgagee, North Carolina National Bank, a national association organized and existing under the laws of the United States, whose address is Charlotte, North Carolina.

WHEREAS, Mortgagor is indebted to the Mortgagee in the principal sum of Five Hundred Thousand and no/100 (\$500,000.00) Dollars, evidenced by the Mortgagor's notes of even date in the respective amounts of Four Hundred Fifty Thousand and no/100 (\$450,000.00) Dollars and Fifty Thousand and no/100 (\$50,000.00) Dollars (herein referred to collectively as "Notes"), providing for payment of principal and interest as stated in the notes, which if not sooner paid shall be due and payable on the 1st day of July, 1988.

NOW, KNOW ALL MEN, that the said Mortgagor for and in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof with the interest thereon to the said Mortgagee according to the terms of said notes and also for and in consideration of the sum of Three Dollars in hand paid by the said Mortgagee to the Mortgagor, the receipt whereof is hereby acknowledged, has granted, bargained, sole, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the Mortgagee and to its successors, legal representatives and assigns forever, all of the following dexcribed land, buildings, improvements, fixtures, furniture and appliances and other personal property (hereinafter sometimes collectively called the "premises"), to wit:

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