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GREENVILLE CO. S.C.

BOOK 1452 PAGE 745

MORTGAGE AND SECURITY AGREEMENT

0745

THIS INDENTURE MADE THIS 13<sup>th</sup> day of December, 1978, between GREENVILLE ASSOCIATES, LTD, an Illinois partnership whose Managing Partner is Carlyle Real Estate Limited Partnership -73, an Illinois limited partnership (hereinafter "Mortgagor") and THE PHILADELPHIA SAVING FUND SOCIETY, a Pennsylvania mutual savings bank (hereinafter "Mortgagee").

WHEREAS, Mortgagor under a Note of even date herewith (hereinafter the "obligation") is indebted to Mortgagee in the principal sum of Two Million Five Hundred Thousand Dollars (\$2,500,000.00) lawful money of the United States, which sum is due and payable on or before February 1, 1994.

NOW, THIS INDENTURE WITNESSETH that Mortgagor, in consideration of the principal indebtedness, and to secure the payment thereof and all other sums due or to become due under the obligation and this Mortgage and the performance of all of the other provisions hereof and of the obligation on the part of Mortgagor to be performed, does hereby grant, bargain, sell, alien, release, convey and confirm unto Mortgagee all that certain real estate described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH:

(i) Any and all buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, easements, operating agreements, privileges, improvements, hereditaments and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders and rents, issues and profits thereof.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COM.  
DOCUMENTARY  
STAMP TAX  
DEC 13 1978  
PB 11218  
900.00

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