

County of GREENVILLE

WRAP AROUND Mortgage of Real Estate

WISLEY

THIS MORTGAGE made this 29<sup>TH</sup> day of July, 1982

by INDEPRO PROPERTY FUND I, L. P., a Delaware limited partnership

(hereinafter referred to as "Mortgagor") and given to BTP CAPITAL CORP., a Texas corporation

(hereinafter referred to as "Mortgagee"), whose address is 9601 Katy Freeway, Suite 200

Houston, Texas 77024

WITNESSETH:

THAT WHEREAS, INDEPRO PROPERTY FUND I, L. P. is indebted to Mortgagee in the maximum principal sum of NINE MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$ 9,250,000.00 ), which indebtedness is evidenced by the Note of INDEPRO PROPERTY FUND I, L. P. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 31, 1989, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 13,000,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property: ("Property")

See Exhibit "A" for complete legal description which is attached hereto and incorporated herein by reference for all purposes.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP 999.00

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1500 R 45731801

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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