

FILED
GREENSBORO S.C.

NOV 18 1983 772

JUNN. W. WINSLEY
R.M.C.

IN ADDITION TO THE NOTE HEREINAFTER DESCRIBED
THIS MORTGAGE ALSO SECURES FUTURE ADVANCES
PURSUANT TO SECTION 29-3-50 OF THE 1976 CODE OF LAWS
OF SOUTH CAROLINA, AS AMENDED WITH THE MAXIMUM
PRINCIPAL AMOUNT OF ALL EXISTING INDEBTEDNESS,
FUTURE ADVANCES, AND ALL OTHER INDEBTEDNESS AT ANY
ONE TIME NOT TO EXCEED THE TOTAL SUM OF
\$10,000,000.00, TOGETHER WITH INTEREST THEREON,
ATTORNEYS FEES AND COSTS

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (hereinafter referred to as this "Mortgage") made and entered into this 17th day of November, 1983 by and between ONE THIRTY FIVE SOUTH MAIN STREET ASSOCIATES, LTD., a Georgia limited partnership having JAY ALAN SEKULOW as its only general partner whose address is Suite 202, 2296 Henderson Mill Road, Atlanta, Georgia 30345, party of the first part, as grantor (hereinafter referred to as "Borrower"), and INVESTORS FINANCIAL CORPORATION, a Georgia corporation and having an office at Two Piedmont Center, Suite 104, 3565 Piedmont Road, Atlanta, Georgia 30305, party of the second part, as grantee (hereinafter referred to as "Lender");

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, and in order to secure the indebtedness and other obligations of the Borrower hereinafter set forth, the Borrower does hereby mortgage unto the Lender and the successors, successors-in-title and assigns of the Lender all of the following described land and interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances and appurtenances (hereinafter referred to collectively as the "Premises"):

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