

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S.C.  
MAY 4 11 28 AM '84  
JENNIE S. LAWRENCE  
R.M.C.

VOL 1891 PAGE 20

This Mortgage is made this 3rd day of May, 1984, between Hunting Ridge Apartments, a South Carolina general partnership, 300 Sulphur Springs Road, Greenville, South Carolina 29611 (Grantor), and First Union National Bank, a national banking institution, having an office at 301 South Tryon Street, Corporate Banking Group, Charlotte, North Carolina 28238 (Mortgagee).

ARTICLE 1

1.1 Definitions. As used herein, the following terms shall have the following meanings:

a. Applicable Interest Rate. The applicable interest rate as defined in the Note.

b. Assignment. The Assignment of Lessor's Interest in Leases dated as of even date herewith, from Grantor to Mortgagee, covering Grantor's right, title and interest in and to the leases and the rents.

c. Awards. All awards and payments made or hereafter to be made by any municipal, state or federal authorities or boards to Grantor, including any awards and payments for any taking of all or a portion of the subject property, as a result of, or by agreement in anticipation of the exercise of the right of condemnation or eminent domain, or for any change or changes of grade of streets affecting the same.

d. Mortgagee. First Union National Bank, a national banking institution, and its successors and assigns, and the holders, from time to time, of the Note.

e. Buildings. All buildings, improvements, alterations or appurtenances now or at any time hereafter located upon the land or any part thereof.

f. Defaulted Interest Rate. The interest rate of two percent (2%) per annum over the prime commercial lending rate as defined in the Note, which is payable upon default.

g. Fixtures. All fixtures located upon or within the buildings or now or hereafter attached to, or installed in, or used in connection with any of the buildings, whether or not permanently affixed to the real estate, including, but not limited to, signs, plumbing, heating and lighting apparatus, mantles, floor covering, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, ranges, wall cabinets, appliances, furnaces, motors, elevator and elevator machinery, blinds and all laundry, refrigerating, gas, electric, ventilating, air conditioning, incinerating and sprinkling or other fire prevention or extinguishing equipment of any kind or nature whatsoever, all of which fixtures and articles of personal property are to the extent permitted by law deemed to be fixtures and accessory to the freehold and part of the land.

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STATE OF SOUTH CAROLINA  
RECORDS & DEEDS DIVISION  
DOCUMENTARY  
MAY 24 1984  
STAMP  
TAX 720.00

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