

h. Grantor. Hunting Ridge Apartments, a South Carolina general partnership, its successors in interest in and to the subject property.

i. Impositions. All (i) real estate and personal property taxes and other taxes and assessments, water and sewer rates and charges, and all other governmental charges and any interest or costs or penalties with respect thereto, and charges for any easement or agreement maintained for the benefit of the subject property which at any time prior to or after the execution of the Security Documents may be assessed, levied or imposed upon the subject property or the rent or income received therefrom, or any use or occupancy thereof, and (ii) other taxes, assessments, fees and governmental charges levied, imposed or assessed upon or against Grantor or any of its properties.

j. Indebtedness. The principal of and interest on and all other amounts, payments and premiums due under the Note and all other indebtedness of Grantor to Mortgagee under or secured by the Security Documents.

k. Land. The real estate described in Schedule A attached hereto, and made a part hereof by this reference.

l. Leases. Any and all leases, subleases, licenses, concessions or grants of other promissory interests now or hereafter in force, oral or written covering or affecting the subject property, or any part thereof, together with all rights, powers, privileges, options and other benefits of Grantor thereunder.

m. Loan. The loan of one million eight hundred thousand Dollars (\$1,800,000.00) made by Mortgagee to Grantor this date.

n. Note. The Promissory Note, dated as of even date with this Mortgage, made by Grantor to the order of Mortgagee, in the amount of one million eight hundred thousand Dollars (\$1,800,000.00), secured, in part, by this Mortgage.

o. Obligations. Any and all of the covenants, promises and other obligations (other than the indebtedness) made or owing by Grantor or others to or due to Mortgagee under or as set forth in the Note or the Security Documents or otherwise.

p. Permitted Encumbrances. The encumbrances and exceptions described, with particularity, in Schedule B attached hereto, and made a part hereof by this reference.

q. Personalty. All furniture, furnishings, equipment, appliances and any and all other personal property (other than fixtures), now or hereafter located in, upon or about the land and buildings, together with all accessions, replacements and substitutions thereto or therefor and the proceeds therefrom.

r. Rents. All of the rents, revenues, income, profits, deposits, tenders or other benefits payable under the leases and/or arising from the use and

0.0.0.

4328-112

HR