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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE AND SECURITY AGREEMENT

FILED 1532
78 MAR 798

FILED
FEB 24 PM '81
DONNIE S. TANKERSLEY
THIS INDENTURE made this 23rd day of February, 1981, by and between CENTER ASSOCIATES, A South Carolina Limited Partnership with its offices at 1000 Bankers Trust Tower, Columbia, South Carolina 29201, (hereinafter called "Mortgagor"), and WACHOVIA BANK AND TRUST COMPANY, N. A., Post Office Box 31608, Charlotte, North Carolina 28231 (hereinafter called "Mortgagee").

WITNESSETH THAT:

WHEREAS, Mortgagor is justly indebted to Mortgagee and in evidence thereof has executed and delivered to Mortgagee a Promissory Note in the face amount of Three Million Eight Hundred Thousand (\$3,800,000.00) Dollars of even date herewith, a copy of which Note is attached hereto as Exhibit "B" (hereinafter referred to as "Note"); and,

WHEREAS, Mortgagor and Mortgagee are desirous of better and more fully securing the payment of said Note and of certain other indebtedness as will be hereinafter referred to;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the said Mortgagor, for and in consideration of and to induce the making of the loan evidenced by the Note, for TEN (\$10.00) DOLLARS and other good and valuable considerations, the receipt and sufficiency of

IN WITNESS WHEREOF, Mortgagor signed and sealed this instrument the day and year first above written.

WITNESSES:

CENTER ASSOCIATES, A SOUTH CAROLINA LIMITED PARTNERSHIP BY ITS GENERAL PARTNER, PALM ASSOCIATES, A SOUTH CAROLINA GENERAL PARTNERSHIP

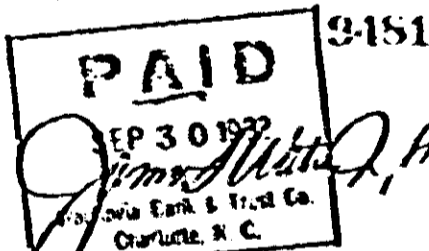
Handwritten signatures of Stacy A. Stewart and Jack W. Smith

By: *[Signature]* General Partner

And: *[Signature]* General Partner

OCT 19 1982

Donnie S. Tankersley



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Witness: *[Signature]*

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