

FILED
GREENVILLE CO. S. C.
JUL 23 1970
CLLIE EVANS WORTH
R. H. G.

MORTGAGE

MORTGAGE WITH ASSIGNMENT OF RENTS, dated July 8, 1970, from IDQ PROPERTIES, INC. (the "Mortgagor"), a Delaware corporation, having its principal office and place of business at Minneapolis, Minnesota, to MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY (the "Mortgagee"), a Massachusetts corporation, having its principal office and place of business at Springfield, Massachusetts.

TO SECURE THE PAYMENT of the principal and interest on the Mortgagor's 9 1/2% 20-Year Note in the principal amount of \$1,500,000.00 due and payable on or before April 1, 1990, and to secure the payment of all other indebtedness which this Mortgage by its terms secures and compliance with all the terms hereof, the Mortgagor does hereby grant, bargain, sell, mortgage, alien, warrant, pledge, assign, transfer, convey and confirm to the Mortgagee and to its successors and assigns, forever, the following property (the "Property"):

- (i) that certain parcel of land situate in the County of Greenville, State of South Carolina, described on Exhibit A attached hereto and made a part hereof;
- (ii) together with all buildings, structures and other improvements now or hereafter located on such parcel of land, including all facilities, fixtures, machinery, apparatus, installations and other equipment constituting real property now owned or hereafter acquired by the Mortgagor and now or hereafter located on such parcels of land or in any such buildings, structures or improvements; and
- (iii) together with all easements, rights of way or use, servitudes, licenses, easements, tenements, hereditaments and appurtenances now or hereafter belonging or pertaining to any of the foregoing;

together with all of the Mortgagor's right, title and interest in and to each of the leases enumerated on Exhibit B attached hereto and made a part