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GREENVILLE CO. S. C.

MAY 13 1 49 PM '71

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE OF REAL ESTATE

THIS INDENTURE, made and entered into this the 10th day of May, 1971, by and between STANLEY G. TATE and EDWARD L. DENISON, of North Miami, State of Florida; parties of the first part, partners trading under the name of INVESTMENTS DIVERSIFIED, LTD., hereinafter called the Mortgagors, and WACHOVIA-REALTY INVESTMENTS, an unincorporated Business Trust organized under the laws of the State of South Carolina, pursuant to a Declaration of Trust dated December 10, 1969, as amended, on file in the Office of the Secretary of State of South Carolina, party of the second part, hereinafter called the Mortgagee.

WITNESSETH, THAT WHEREAS, the Mortgagee has agreed to lend to the Mortgagors and has earmarked for the benefit of the Mortgagors, the sum of One Million Seven Hundred Thousand and no/100 (\$1,700,000.00) Dollars, being the maximum amount of present and future advances, secured by this indenture and to be advanced from time to time in installments as justified by progress of construction, for the purpose of constructing a building or buildings and other improvements (hereinafter referred to as Improvements) in accordance with the plans and specifications approved by the Mortgagee, on the premises hereinbelow described; all such advances to be made before the 1st day of June, 1972.

AND WHEREAS, the Mortgagors agree to accept any and all installments advanced by the Mortgagee up to the full amount stated above;

AND WHEREAS, the Mortgagors are hereby indebted to the Mortgagee in the said sum of One Million Seven Hundred Thousand and no/100 (\$1,700,000.00) Dollars, as evidenced by their note of even date herewith and payable on demand on or before the first day of June, 1971, and payable thereafter in installments as follows: Fifteen Thousand Five Hundred Ninety-Nine and 50/100 (\$15,599.50) Dollars, on the 1st day of July, 1972, and a like amount on the 1st day of each successive month thereafter, until the 1st day of June, 1996, when the entire unpaid balance will be due and payable as and at the rate specified in said Note; this loan may not be prepaid prior to December 1, 1983; thereafter the