

BOOK 1255 PAGE 511

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

Dated: October 30, 1977

MORTGAGE OF REAL ESTATE
AND SECURITY AGREEMENT

TO ALL WHOM THESE PRESENTS MAY CONCERN: JHRD 430 Corp., a Delaware corporation, sends greetings:

WHEREAS, the said JHRD 430 Corp. (hereinafter called "Grantor") in and by its certain note, bearing date the 30th day of October, 1977, is justly indebted to John Hancock Mutual Life Insurance Company (hereinafter called "Grantee") in the principal sum of One Million Eight Hundred Thousand and No/100 Dollars (\$1,800,000.00), a copy of which note (hereinafter referred to as the "Note") is attached hereto as Exhibit 1 and made a part hereof.

NOW, KNOW ALL MEN, that Grantor, in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to Grantee according to the terms of the Note, interest thereon and any replacement, renewal or extension of the Note, and all other indebtedness which this instrument by its terms secures, and in consideration of said sum of \$1,800,000.00 in hand well and truly paid by Grantee to Grantor at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Grantee, its successors and assigns, the following property (the "Property"):

(a) all of the land described in Schedule 1 hereto, subject, however to such of the exceptions, if any, set forth in such Schedule 1 (the "Permitted Exceptions") as shall at the time be in effect and applicable to such land;

(b) all buildings, structures and other improvements now or hereafter located on such land and ~~all of located equipment~~ and all apparatus, chattels, and fixtures now or hereafter erected or placed in or upon said land or any improvement thereon or now or hereafter attached to or used in connection with said land or any improvement thereon, and all additions thereto and all replacements thereof, whether or not the same have or would become part of said land by attachment thereto, including without limiting the generality of the foregoing, all furnaces, heaters, stoves, ranges, ovens, kitchen cabinets, dishwashers, gas and electric light fixtures, hoods and fans, refrigerating, ventilating, incinerating, garbage disposal, laundry, kitchen, restaurant, bar, air conditioning and swimming pool apparatus and equipment, all elevators, screens, screen doors, awnings, blinds, drapes, carpets, floor coverings, furniture, furnishings, gas and oil tanks and equipment, pipes, wires and plumbing and also all shrubbery or plants now or hereafter located on said land or improvements, all of which shall, to the extent permitted by law be considered as annexed to or forming a part of said land (collectively, the "Improvements");

(c) all rights of way or use, servitudes, licenses, tenements, hereditaments, appurtenances and easements now or hereafter belonging or pertaining to any of the foregoing;

(d) all awards and other payments in respect of any taking, or any of the foregoing;