

COMMERCIAL
GREENVILLE CO. S.C.
DEPT. OF REVENUE
GREENVILLE, S.C.
SS. 1994

STATE OF NEW YORK)
COUNTY OF NEW YORK)
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EWING-HUNGIVILLE REALTY AND CONSTRUCTION, INC., a South Carolina Corporation, having a place of business at 3600 Forest Drive, Columbia, South Carolina ("Mortgagor") SENDS GREETING:

WHEREAS, Mortgagor is the owner of certain real property located on the South east corner of Cleveland Street and East Faris Road Extension, Greenville, South Carolina, which real property is more particularly described in Schedule "A" attached hereto and made a part hereof ("Premises"); and

WHEREAS, Mortgagor is justly indebted to THE SEAMEN'S BANK FOR SVAINGS, a New York corporation having its principal place of business at 30 Wall Street, New York, New York 10005 ("Mortgagee") in the principal sum of Two Million Eight Hundred Fifty Thousand and No/100 Dollars (\$2,850,000.00) or so much thereof as may from time to time be advanced as evidenced by a certain note of even date herewith ("Note") executed by the Mortgagor and delivered to the Mortgagee, and by reference made a part hereof to the same extent as though set out in full herein, said principal sum being payable as set forth in the Note with interest at the rate set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on the 1st day of December, 1994; and

WHEREAS, all things necessary to make the Note the valid, binding obligation of Mortgagor and this instrument a valid Mortgage ("Mortgage") on the absolute fee simple title of the Premises, and of the buildings, improvements, fixtures and personal property hereinafter described, to secure the payment thereof have been done, happened and

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