

FILED  
GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 5 4 50 PM '84  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

U. S. SHELTER CORPORATION, a Delaware corporation (hereinafter referred to as Mortgagor) (the successor by merger to U. S. Shelter, a Massachusetts business trust, N. Barton Tuck, Jr., Nominee for the Trustees of said trust) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto the Citizens and Southern National Bank of South Carolina pursuant to a revolving line of credit extended to Mortgagor by Mortgagee in the form of overdrafts (the "Advances"), incurred from time to time in certain accounts of Mortgagor in Mortgagee, the aggregate of which at any one time shall not exceed \$3,500,000.00, and which line of credit shall be due and payable without interest within two (2) business days of a written demand notice delivered by Mortgagee to Mortgagor all as described in the Overdraft Line of Credit Agreement between Mortgagor and Mortgagee of even date herewith (the "Agreement"), the terms of which are hereby incorporated herein by reference; and

WHEREAS, in order to secure in part said line of credit, Mortgagor desiring to furnish the collateral described herein;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for its account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, his heirs, successors and assigns the following described premises, with all improvements thereon, or hereafter constructed thereon:

The premises described in Exhibit A, attached hereto.

Said premises is subject to all easements, restrictions and other encumbrances of record, including first mortgages against certain of said premises held by Seaman's Savings Bank and recorded in the RMC Office of Greenville County, South Carolina in Mortgage Book 1235, Page 637 and Mortgage Book 1328, Page 401, to which this Mortgage shall be subordinate.

Said premises was conveyed to N. Barton Tuck, Jr., Nominee for the Trustees of U. S. Shelter, a Massachusetts business trust (Mortgagor's predecessor) by deed of Riverbend Apartments Limited Partnership recorded in the aforesaid office in Deed Book 1159 at Page 945. The Master Deed establishing the horizontal property

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