

All that piece, parcel or tract of land containing 15.88 acres, more or less, situated lying and being at the northeastern corner of the intersection of Ridge Road and Duvall (Douglass) Drive near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by C.O. Riddle, dated October 12, 1972, entitled "Property of Lollie Jane T. Hines" and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-S at page 74, the following metes and bounds:

BEGINNING at a concrete monument at the northeastern corner of the intersection of Ridge Road and Duvall (Douglass) Drive and running thence with the eastern edge of the right-of-way for Ridge Road the following courses and distances: N. 13-46 W. 145.7 feet to an iron pin, thence N. 4-53 W. 160.8 feet to an iron pin, thence N. 6-10 E. 197.1 feet to an iron pin; thence N. 12-33 E. 201.1 feet to an iron pin; thence N. 77-27 W. 8 feet to an iron pin; thence N. 12-33 E. 1274.9 feet to an iron pin; thence N. 5-35 E. 115.8 feet to an iron pin; thence N. 1-30 W. 134.5 feet to an iron pin; thence with the line of property now or formerly of Mrs. Lettie Kellett S. 20-28 E. 184.3 feet to an iron pin; thence with the line of property now or formerly of Malcolm L. Buehler S. 20-14 E. 326 feet to an iron pin; thence continuing with the line of said Buehler property S. 21-18 E. 157.7 feet to an iron pin; thence with the line of property now or formerly of Duke Power Company S. 69-16 W. 132.6 feet to an iron pin; thence continuing with the line of property of said Duke Power Company S. 22-35 E. 136 feet to an iron pin; thence still continuing with the line of property of said Duke Power Company N. 69-16 E. 129.5 feet to an iron pin; thence with the line of property now or formerly of Walter S. Griffin et al, S. 24-21 E. 277.97 feet to an iron pin; thence with the line of property now or formerly of Crown Inns of America, et al, S. 21-36 E. 234.65 feet to an iron pin; thence with the line of property now or formerly of Ecta H. Vaughn and F.W. and Willie F. Maxwell S. 85-28 W. 577.4 feet to an iron pin; thence with the line of property of F.W. and Willie F. Maxwell and J.E. Potts S. 16-28 E. 642.1 feet to an iron pin; thence continuing with the line of the said Maxwell and Potts property S. 29-41 E. 103.8 feet to an iron pin on the northern edge of the right-of-way for Duvall (Douglass) Drive; thence with the northern edge of the right-of-way for Duvall (Douglass) Drive the following courses and distances: S. 47-40 W. 64.3 feet to a concrete monument, thence N. 44-29 W. 7.45 feet to a concrete monument, thence S. 52-13 W. 115.1 feet to an iron pin; thence S. 58-54 W. 136.4 feet to an iron pin, thence N. 68-58 W. 65.1 feet to a concrete monument, thence S. 64-02 W. 17.3 feet to the point of beginning.

[This mortgage is given for the purpose of further collateralizing the Note attached as Exhibit "A" and for the purpose of curing any default now existing, and, for the purpose of inducing the Grantee hereof to forbear its remedies at law* and, provided further that any default under the terms of this mortgage, or the note secured hereby or any default under the terms of that certain Deed to Secure Debt by Grantors to Realty Growth Investors dated January 15, 1974 (a copy of which Deed to Secure Debt is attached hereto as Exhibit B and incorporated herein by this reference) shall be an event of default as defined herein, granting Realty Growth Investors all its several rights and remedies at law and in equity.]

[See Exhibit C for certain provisions related to the conditions for release of this mortgage, incorporated herein by this reference.]

[MAXIMUM CONSIDERATION FOR LIEN ON SOUTH CAROLINA PROPERTY. The maximum consideration advanced with respect to property in South Carolina under this indenture of mortgage, deed of trust and security instrument and the maximum indebtedness secured by the lien of this instrument on property in South Carolina is \$400,000.00, anything herein to the contrary

*as to such existing defaults,

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