

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

McBEE APARTMENTS, A LIMITED PARTNERSHIP a corporation
organized and existing under the laws of South Carolina
having its principal place of business at Spartanburg, SC
(hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST CITIZENS MORTGAGE CORPORATION

a corporation organized and existing under the laws of South Carolina, having its principal place of business at
Columbia, South Carolina (hereinafter with its successors and
assigns called the Mortgagee), in the sum of One Million Four Hundred Eighty-six Thousand Seven Hundred--
Dollars (\$ 1,486,700.00) as evidenced by Mortgagor's Note of even date herewith bearing interest
from date on outstanding balances at Eight and one-half * per cent (8 1/2 * %) per annum, said
principal and interest being payable in monthly installments as provided in said Note with a final maturity of June 1, 2017,
which Note is identified as being secured hereby by a certificate thereon. Said Note and all of its terms are incorporated herein by
reference and this conveyance shall secure any and all extensions thereof, however evidenced.

Mortgagor desires to secure payment of the same and also to secure the performance of all covenants and agreements herein contained,
and in a building loan agreement between the Mortgagor and the Mortgagee hereinafter mentioned:

Now, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to
the Mortgagee, and also in consideration of the further sum of Ten Dollars (\$10) to the Mortgagee in hand well and truly paid by the
Mortgagor 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, its successors and assigns, the fol-
lowing-described real estate situated in the city of Greenville, County of
Greenville, State of South Carolina:

All that certain tract or parcel of land situate lying and being in Greenville County,
South Carolina in the corporate limits of the City of Greenville containing 8.69 acres,
being more particularly described as follows: Commencing at the intersection of the
center line of the right of way of East McBee Avenue with the center line of the right
of way of Church Street Via-duct at the Point of commencement and proceeding thence South
73 degrees 18 minutes East along the center line of the right of way of East McBee Avenue
a distance of 239.5 feet to a point located in the center line of the right of way of East
McBee Avenue; proceeding thence South 16 degrees 42 minutes West a distance of 40 feet to
an iron pin which marks the point of beginning of the property herein described; proceeding
thence South 73 degrees 18 minutes East 94.5 feet to a nail; proceeding South 74 degrees
47 minutes East 598.0 feet to an iron pin; proceeding South 27 degrees 23 minutes East
a distance of 35.4 feet to an iron pin; proceeding South 17 degrees 35 minutes West a
distance of 112.8 feet to an iron pin; proceeding North 72 degrees 59 minutes West a dis-
tance of 203.7 feet to an iron pin; proceeding South 20 degrees 56 minutes West 227.1 feet
to an iron pin; proceeding South 72 degrees 52 minutes East a distance of 193.0 feet to an
iron pin; proceeding on a curve whose radius is 50 feet South 35 degrees 25 minutes East
for a curve distance of 79.0 feet to an iron pin on the northern edge of the right of way
of Seaboard Coastline Railroad; proceeding North 88 degrees 21 minutes West a distance of
107.5 feet to a point; proceeding South 87 degrees 31 minutes West a distance of 102.2 feet
to a point; proceeding South 81 degrees 26 minutes West a distance of 103 feet to a point;
proceeding South 73 degrees 59 minutes West a distance of 102.6 feet to a point; proceeding
South 70 degrees 19 minutes West a distance of 57.6 feet to a point; proceeding North
72 degrees 58 minutes West a distance of 17.6 feet to an iron pin; proceeding North
72 degrees 58 minutes West a distance of 522.4 feet to an iron pin; proceeding North 17
degrees 01 minute East along the eastern edge of the Church Street viaduct right of way
187.6 feet to an iron pin; proceeding thence South 73 degrees 00 minutes East a distance
of 212.3 feet to an iron pin; proceeding North 17 degrees 04 minutes East a distance of
403 feet to an iron pin, the point of beginning of the property herein described; all of
which will more particularly appear by reference to a map or plat of said property prepared
by Gooch & Associates, R.L.S., dated August 8, 1975 and recorded in the office of RMC of
Greenville County in Plat Book 5-D, Page 81

(See attached sheet for continued legal description.)

- * Up to and including the date of final endorsement of the secured note. Hereafter, the
loan shall bear interest at the rate of Seven and one-half percent (7-1/2%) per annum
payable on the first day of each month on the outstanding balance of principal.