Orc

 $\infty$ 

Ö٠

Service and the service services

STATE OF SOUTH CAROLINA, V

WRAP-AROUND MORTGAGE (the "Mortgage")

COUNTY OF GREENVILLER T 4 00 PH 784

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE HOTEL ASSOCIATES, a South Carolina limited partnership, whose mailing address is c/o E. L. Pooser, General Partner, 6334 St. Andrews Road, Columbia, South Carolina 29210 (hereinafter referred to as "Mortgagor") SEND GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto NARGIS, INC., whose mailing address is Post Office Box 87220, College Park, Georgia 30337 (hereinafter referred to as "Mortgagee") as evidenced by the Mortgagor's promissory notes (hereinafter collectively the "Notes") of even date herewith, copies being attached hereto as Exhibits A (\$100,000 Note), Exhibit B (\$400,000 Note) and Exhibit C (\$1,610,000 Note), the terms of which are incorporated herein by reference, in the aggregate sum of Two Million One Hundred Ten Thousand (\$2,110,000) Dollars.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs or for any other purposes:

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 his account by the Mortgagee, and also in consideration of the further sum of Three (\$3.00) Dollars 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, its successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon (collectively the "Premises"):

All that certain piece, parcel or lot of land with all improvements situate thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, as is more fully shown on a survey for Robert L. Watkins, Jr., prepared by Carolina Engineering & Surveying Co., dated July 13, 1970, revised May 8, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-K, at Page 25, and having, according to said plat, the following metes and bounds, to-wit: