

of even date herewith (the "Note"), made by the Mortgagor payable to the order of the Mortgagee in the original principal amount of \$2,525,000, payable in accordance with its terms but in no event later than November 1, 1994, with interest at the rate specified therein.

Section 1.2 Real Estate. The Mortgagor is the owner of a parcel of land containing 8.890 acres situated in the City of Greenville, Greenville County, South Carolina, and more fully described in Exhibit "A" attached hereto and made a part hereof (the "Land").

## ARTICLE 2

### Grant

Section 2.1 Grant. NOW, THEREFORE, the Mortgagor does hereby execute this Mortgage to further secure the performance and observance of (i) all the covenants, agreements, conditions and obligations contained in the Note, this Mortgage, and any other security agreement now or hereafter delivered in connection with the transactions contemplated under the Commitment Letter (the Note, this Mortgage and any such other security agreement being sometimes hereinafter collectively referred to herein as the "Loan Documents"); (ii) payment of the Note in accordance with its terms and any and all other sums and liabilities of the Mortgagor to the Mortgagee due under any of the other Loan Documents, whether in the form of

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