

1171-130

AFFIDAVIT

STATE OF TEXAS  
COUNTY OF HARRIS

Houston, Texas  
July 28, 1982

RMC Office  
Greenville County  
South Carolina

Gentlemen:

Personally appeared before me, the undersigned authority in and for said County and State aforesaid, the undersigned officer of BTP Capital Corp., a Texas corporation, who being first duly sworn stated on oath the truth and accuracy of the following facts:

"BTP Capital Corp., the owner of the Bankers Trust Plaza office building located at 7 North Laurens St., Greenville, South Carolina, as more fully described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes ("Property"), entered into a Real Estate Sales Agreement dated July 27, 1982, to sell such Property. Closing of the sale is scheduled to occur on August 2, 1982.

As part of the sales price for such Property, BTP Capital Corp. is receiving a Wrap-Around Purchase Money Promissory Note ("Note") in the original principal balance of \$9,250,000.00, the repayment of which will be secured by a Wrap-Around Mortgage on the Property. The Wrap-Around Mortgage will be subordinate to, and inferior to, the existing First Lien Mortgage on the Property held by Bankers Trust of South Carolina, which First Lien Mortgage will continue as a lien on the Property subsequent to the closing of the sale. As of the closing, the outstanding principal balance of the First Lien Note, which is secured by the First Lien Mortgage, will be \$4,233,678.27.

Accordingly, as of Closing, the excess of (a) the outstanding principal balance of the Wrap-Around Note over (b) the outstanding principal balance of the First Lien Note will be \$5,011,321.73, calculated as follows:

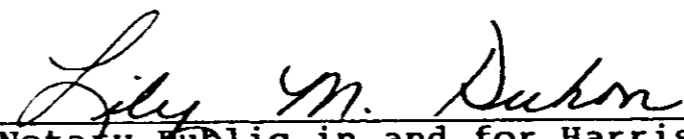
Wrap Note Balance	\$ 9,250,000.00
First Lien Note Balance	<u>(4,233,678.27)</u>
	\$ <u>5,011,321.73</u>

BTP CAPITAL CORP.,  
a Texas corporation

  
E. Trine Starnes, President

Sworn to and subscribed before me this 28th day of July, 1982.

LILY M. DUHON  
Notary Public State of Texas  
My Commission Expires April 10, 1984  
Bonded by L. Alexander Lovett, Lawyers Surety Corp  
My Commission Expires

  
Notary Public in and for Harris  
County, State of Texas

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