

ATTN: COMMERCIAL LENDING DIVISION

MORTGAGE

FILED SEP 20 3 03 PM '84 R.H.C. GREENVILLE, S.C.

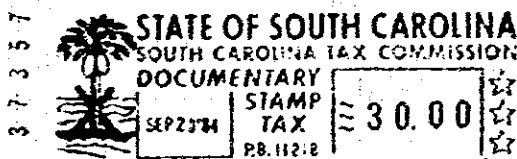
THIS MORTGAGE is made this 20th day of September 1984 between the Mortgagor, Riverside Real Estate Partnership, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION (herein "Borrower"), and the Mortgagee, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of One hundred thousand and no/100ths (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 20, 1989

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 3E1, and Unit 3E11 of Riverside Condominium Office Park Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated December 24, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1179 at Page 529 through 608 inclusive on December 27, 1982 and re-recorded in Deed Volume 1181 at page 866 through 948 inclusive on February 2, 1983, as amended by the First Amendment to Declaration (Master Deed) dated February 28, 1983 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1183 at Page 278 on February 28, 1983 and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 9 J at Pages 20 and 21, and survey and plot plan recorded with the First Amendment to Declaration (Master Deed) Amendment to Declaration (Master Deed) dated October 21, 1983 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1201 at Page 861 and survey and plot plan recorded with the Second Amendment to Declaration (Master Deed) in Deed Book 1201 at Page 861.

This being the same property conveyed to the Mortgagor by deed of even date to be recorded herewith.



which has the address of Riverside Office Park, 880 S. Pleasantburg Dr., Greenville, SC 29607 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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