

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TOWERS EAST ASSOCIATES, a South Carolina Limited Partnership
organized and existing under the laws of South Carolina
having its principal place of business at 29-70 Bypass, Thomasville, North Carolina
(hereinafter with its successors and assigns called the Mortgagor) sends Greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

CINCINNATI MORTGAGE CORPORATION

a corporation organized and existing under the laws of Ohio, having its principal place of business at
602 Main Street, Suite 1200, Wynne Building, Cincinnati, O. (hereinafter with its successors and
assigns called the Mortgagee), in the sum of Five Million One Hundred Forty-seven Thousand-----
Dollars (\$ 5,147,000.00) as evidenced by Mortgagee's Note of even date herewith bearing interest
from date on outstanding balances at eight and seven-eighths per cent (8-7/8) per annum, *
said principal and interest being payable in monthly installments as provided in said Note with a final maturity of April 1, 2020
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.

Mortgagee 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;

NOR, 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 acknow-
ledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mort-
gagor, its successors and assigns, the following-described real estate situated in the City of Greenville
Greenville, County of Greenville, State of South Carolina:

Beginning at an old iron pin the West side of the Right-of-
Way of North Main Street 240.4' from R/W West Elford Street,
thence N 69-07 W 195.82' along joint property line with R.
M. Caine to a new iron pin, thence N 19-09 E 219.50' along
joint property line with R. M. Caine to an old iron pin,
thence along joint property line with Lutheran Church S 69-
36 E 202.4 to a new nail & cap on Right-of-Way of North Main
Street, thence along Right-of-Way of North Main Street S 20-
52 W 221.10 to the beginning corner. Said property located
in the City of Greenville, S. C.

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*on the unpaid balance up to and including the date of final endorsement; thereafter
interest at the rate of seven and one-half per cent (7½%) per annum on the unpaid
balance until paid.

This is the same property conveyed to the mortgagors herein by deed of
Calhoun Towers, Inc. of even date herewith to be recorded.

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