

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 MORTGAGE AND SECURITY AGREEMENT

FILED
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 SOUTHERN BANKERS TRUST COMPANY

THIS INDENTURE made this 16th day of February, 1981, by and between CENTER ASSOCIATES, A South Carolina Limited Partnership with its offices at 1000 Bankers Trust Tower, Columbia, South Carolina 29201, (hereinafter called "Mortgagor"), and WACHOVIA BANK AND TRUST COMPANY, N. A., Post Office Box 31608, Charlotte, North Carolina 28231 (hereinafter called "Mortgagee").

WITNESSETH THAT:

WHEREAS, Mortgagor is justly indebted to Mortgagee and in evidence thereof has executed and delivered to Mortgagee a Promissory Note in the face amount of Three Million Eight Hundred Thousand (\$3,800,000.00) Dollars of even date herewith, a copy of which Note is attached hereto as Exhibit "B" (hereinafter referred to as "Note"); and,

WHEREAS, Mortgagor and Mortgagee are desirous of better and more fully securing the payment of said Note and of certain other indebtedness as will be hereinafter referred to;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the said Mortgagor, for and in consideration of and to induce the making of the loan evidenced by the Note, for TEN (\$10.00) DOLLARS and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, has and does by these premises grant, bargain, sell, mortgage, pledge, assign and transfer unto the Mortgagee, its successors and assigns, forever, all of the following real property, buildings, improvements, fixtures, furniture and appliances, and other personal property (hereinafter sometimes collectively referred to as the "Premises"), to-wit:

(a) A tract of land comprising approximately 15.38 acres located in the Town of Greer, County of Greenville, State of South Carolina, and being more particularly described in Exhibit "A" which is attached hereto and made a part hereof; and,

(b) All buildings, structures and improvements now or hereafter located upon said property; and,

(c) All machinery, apparatus, equipment, fittings and fixtures, whether actually or constructively attached to said property and including all trade, domestic and ornamental fixtures, and articles of personal property of every kind and nature, now or hereafter located in, upon or under said property, used or usable in connection with any present or future operation of said property, and now owned or hereafter acquired by Mortgagor, including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, incinerating and power equipment; engines, pipes, pumps and tanks; motors; conduits, switchboards and other electrical equipment; plumbing, lifting, cleaning, fire prevention, refrigerating and communications apparatus; sewer treatment plants, facilities and apparatus; boilers, heaters and furnaces; refrigerators, ranges, dishwashers, disposals and other appliances; vacuum cleaning systems, elevators; escalators; shades; awnings; screens; doors and windows; cabinets; partitions; ducts and compressors; rugs and carpets; draperies; furniture and furnishings; all swimming pools, clubhouse and other recreational equipment and supplies; all building materials and equipment now or hereafter delivered to the premises and intended to be installed therein; and all additions, replacements and substitutions thereof and the proceeds of sale of any of said fixtures and personal property.

TOGETHER WITH all and singular the rights, members, tenements, hereditaments, easements and appurtenances whatsoever, in any way

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