

MORTGAGE

State of New York )  
County of New York )

To all whom these presents may concern: The undersigned, ARLEN REALTY, INC., a Pennsylvania corporation with offices at 888 Seventh Avenue, in the City of New York, County of New York, State of New York, mortgagor, send greetings:

WHEREAS, the undersigned mortgagor, in and by a certain promissory note dated as of November 30, 1979, is well and truly indebted to LEVTRUST FINANCIAL CORPORATION, a Delaware Corporation, with offices at 888 Seventh Avenue, New York, New York, mortgagee, in the full and just sum of Ten Million (\$10,000,000) dollars.

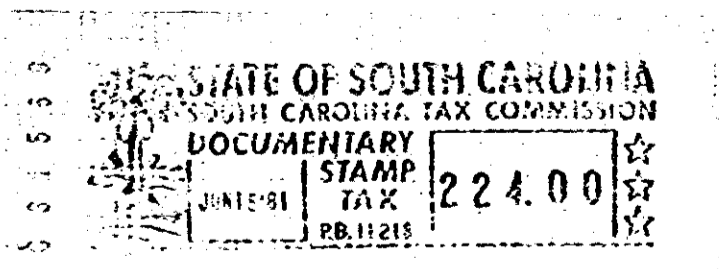
Now, know all men that the undersigned mortgagor, in consideration of the debt and sum of money above mentioned, and for better securing the payment thereof to mortgagee according to the terms of the promissory note,\* and also in consideration of the further sum of Ten and no/100 (\$10.00) dollars, to mortgagor in hand well and truly paid by mortgagee at and before the signing of these presents, the receipt of which is acknowledged, have granted, bargained, sold, and released, and by these presents grant, bargain, sell, and release to mortgagor, its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina:

\*but only to the extent of \$560,000 principal amount  
ALL that piece, parcel or tract of land, with all buildings and improvements, situate, lying and being on the western side of Church Street and the northern side of University Ridge, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Tract A, containing 37.10 acres, on a plat entitled BELL TOWER SHOPPING CENTER, prepared by Piedmont Engineering Service, dated January, 1962, revised August 12, 1964, and July 15, 1968, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Church Street at the northwestern corner of Church Street and University Ridge (as relocated) and running thence with the northern side of said University Ridge (as relocated) N. 85-33 W., 1385.55 feet to the eastern side of Howe Street (as relocated); thence with the eastern side of said street (as relocated) the following courses and distances: N. 24-44 W., 180.8 feet to an iron pin, thence N. 16-58 E., 200.45 feet to an iron pin, thence N. 20-51 E., 431.8 feet to an iron pin, thence N. 30-47 E., 126 feet to an iron pin; thence N. 68-48 W., 69 feet to an iron pin on the north side of University Ridge; thence N. 30-42 E., 20.5 feet to an iron pin; thence N. 44-34 E., 111.5 feet to an iron pin; thence N. 52-45 E., 130.9 feet to an iron pin; thence N. 73-09 E., 117.6 feet to an iron pin; thence N. 82-23 E., 111.9 feet to an iron pin; thence S. 85-25 E., 213.8 feet to an iron pin; thence S. 76.35 E., 210.3 feet to an iron pin; thence S. 22 E., 206 feet to an iron pin; thence S. 65-57 E., 206.1 feet to an iron pin; thence S. 61-34 E., 207.2 feet to an iron pin; thence S. 55-15 E., 161 feet to an iron pin on the western side of Church Street; thence with the western side of Church Street, S. 20-35 W., 40 feet, more or less, to a point; thence S. 69-35 E., 22 feet to a point; thence S. 20-35 W., 30 feet, more or less, to a point; thence S. 20-35 W., 788.02 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the premises belonging to or in anywise incident or appertaining.

TRCTNO 2  
ETC



The above property is the same property Leased to Bell Tower Shopping Center, Inc. by Furman University Memorandum of which was recorded April 21, 1969 in Deed Book 866 at page 321.

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