

MORTGAGE DEED AND SECURITY AGREEMENT

FILED
S.C.

December 14, 1981

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IN THE STATE AFORESAID-SEND GREETING:

WHEREAS, the said NATIONAL LIFE INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Vermont (hereinafter also styled the "Mortgagor") with a business office at National Life Drive, Montpelier, Vermont 05602 in and by that certain Purchase Money Real Estate Note of even date herewith, stand firmly held and bound unto GREENVILLE-SUSSEX ASSOCIATES, a Georgia general Partnership (hereinafter also styled the "Mortgagee") with a business office at The Sussex Corporation, Suite 460, Sussex Place, 148 International Boulevard, N.E., Atlanta, Georgia 30303 in the full and just sum of One Million Eight hundred Seventy-five Thousand Dollars (\$1,875,000.00), conditioned for the payment in lawful money of the United States of America of the full and just sum of One Million Eight Hundred Seventy-five Thousand Dollars (\$1,875,000.00) as in and by the said Note and conditions thereof, reference thereunto had, will more fully appear.

NOW, KNOW ALL MEN, that the said National Life Insurance Company, its successors and assigns, in consideration of the said debt and sum aforesaid, and for the better securing the payment thereof to the said Greenville-Sussex Associate, according to the conditions of the said Purchase Money Real Estate Note which with all its provisions is hereby made a part hereof and also in consideration of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, and receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Greenville-Sussex Associates, its successors and assigns, the real estate and improvements described in Exhibit A attached hereto and made a part hereof, situated in the County of Greenville, State of South Carolina.

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

TO HAVE AND TO HOLD, all and singular the said premises unto the said Greenville-Sussex Associates, its successors and assigns forever.

AND National Life Insurance Company does hereby bind itself and its successors and assigns, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered except for those items listed in Exhibit B attached hereto and made a part hereof and also to warrant and forever defend all and singular the said premises unto the said Mortgagee and assigns, from and against National Life Insurance Company and its successors and assigns, and administrators and all other persons lawfully claiming or to claim the same or any part hereof.

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