

GREENVILLE CO. S.C.
DEC 2 3 11 PM '82
JOHN W. STAMERSLEY
R.M.C.

BOOK 1587 PAGE 880

PURCHASE MONEY MORTGAGE AND SECURITY AGREEMENT

THIS PURCHASE MONEY MORTGAGE AND SECURITY AGREEMENT is made this 1st day of DECEMBER, 1982, from CONTINENTAL REALTY ASSOCIATES, LTD., Georgia limited partnership, having offices at 3495 Cumberland Club Drive, Suite 360, Atlanta, Georgia 30339 (said partnership being hereinafter referred to as "Mortgagor"), to CONTINENTAL ASSOCIATES, a Georgia limited partnership having offices at Suite 500, 6201 Powers Ferry Road, Atlanta, Georgia 30339 (said partnership being hereinafter referred to as "Mortgagee").

W I T N E S S E T H :

THAT, WHEREAS, Mortgagor is justly indebted to Mortgagee in the sum of \$3,100,000 in lawful money of the United States, and has agreed to pay the same according to the terms of that certain Purchase Money Wraparound Note of even date herewith, in the principal sum of THREE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,100,000.00). The Purchase Money Wraparound Note is hereby incorporated herein and made a part hereof by reference (hereinafter referred to as the "Note").

NOW, THEREFORE, in consideration of the premises and of the sum hereinabove set forth, Mortgagor does by this Mortgage grant, bargain, sell, release, pledge, assign and transfer to Mortgagee and to its successors and assigns forever the following described property:

ALL THAT TRACT or parcel of land lying and being in Greenville County, South Carolina, and being more particularly described on Exhibit "A" attached hereto and hereby made a part hereof, which is the entire portion of that certain property conveyed to the Mortgagee herewith by deed from Continental Associates recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1178, Page 349, on Dec. 2, 1982;

TOGETHER WITH all buildings, structures and other improvements now or hereafter located on all or any portion of the above-described real property;

TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in any wise appertaining; and

TOGETHER WITH the apparatus, chattels, and fixtures now or hereafter erected or placed in or upon said real property or any improvement thereon or now or hereafter attached to or used in connection with said real property or any improvement thereon, and all additions thereto and all replacements thereof, whether or not the same have or would become part of said real property by attachment thereto, including without limiting the generality of the foregoing, all furnaces, heaters, stoves, ranges, kitchen cabinets, dishwashers, gas and electric light fixtures, refrigerating, ventilating, incinerating, garbage disposal, laundry, air conditioning and swimming pool apparatus and equipment, all elevators, screens, screen doors, awnings, blinds, drapes, carpets, floor coverings, furniture, furnishings, gas and oil tanks and equipment, pipes, wires and plumbing, and such other goods, chattels and personal property, including furniture, furnishings and equipment, as are usually furnished by landlord in letting premises of the character hereby conveyed, together with all additions thereto and all replacements thereof, and also all shrubbery or plants now or hereafter located on said real property or improvements, all of which shall, to the extent permitted by

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