

Mtgee's address:
P. O. Box 2568
Greenville, S. C. 29602

89-1815-185

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JES PROPERTIES LIMITED PARTNER-
SHIP, a South Carolina Limited Partnership (hereinafter referred to as
"Mortgagor") SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST NATIONAL
BANK OF SOUTH CAROLINA (hereinafter referred to as "Mortgagee") as
evidenced by the Mortgagor's promissory note of even date herewith, the
terms of which are incorporated herein by reference, in the sum of Four
Million and No/100ths (\$4,000,000.00) Dollars, with interest thereon as
provided in said promissory note, said principal and interest to be paid
as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said
Mortgagee for such further sums as may be advanced to or for the Mortga-
gor's account for taxes, insurance premiums, public assessments, repairs,
or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner
paid, shall be due and payable July 1, 1988,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the
aforesaid debt, and in order to secure the payment thereof and of any
other and further sums for which the Mortgagor may be indebted to the
Mortgagee at any time for advances made to or for his account by the
Mortgagee, and to secure the performance of all the covenants, conditions,
stipulations and agreements contained herein and/or in any other document
given by the Mortgagor to the Mortgagee in connection therewith, and
also in consideration of the further sum of Three and No/100 (\$3.00)
Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at
and before the sealing and delivery of these presents, the receipt
whereof is hereby acknowledged, has granted, bargained, sold and released,
and by these presents does grant, bargain, sell and release unto the
Mortgagee, its successors and assigns:

All that piece, parcel or lot of land, with all improvements
thereon, or hereafter constructed thereon, being more par-
ticularly described in Exhibit A, attached hereto and made a
part hereof.

Together with all and singular the easements, ways, rights, privileges,
members, hereditaments and appurtenances to the same belonging or in any
way incident or appertaining, including but not limited to, all and
singular the buildings and improvements now and hereafter thereon (includ-
ing all materials to be used in the construction, maintenance and repair
of same), and together with all shades, wall-to-wall carpeting, screens
and screening, awning, plants, shrubs and landscaping, elevators, plumb-
ing material, gas and electrical fixtures and equipment, and all heating,

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