

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MORTGAGE OF REAL ESTATE  
MAR 17 2 53 PM '84  
DORRIS G. WATERSLEY  
R.M.C.

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Kathy Anne Duncan, T. Walter Brashier, Jr., Martin Timothy Brashier, and Christine M. Brashier as Trustee for James Ted Brashier are the owners of that certain tract of land, together with the improvements thereon, hereinafter described; and

WHEREAS, the said owners have leased a portion of the premises hereinafter described to T. Walter Brashier by a lease recorded in the RMC Office for Greenville County in Deed Book 1168, at Page 151, which lease was amended on January 26, 1984, with the amendment of said lease being recorded in the RMC Office for Greenville County in Deed Book 1206, at Page 866, and have leased the remaining portion of the premises hereinafter described to Knolls Partnership, a South Carolina general partnership, by a lease recorded in the RMC Office for Greenville County in Deed Book 1168, at Page 142; and

WHEREAS, the aforementioned owners have agreed to join with their lessees above named in the execution of this Mortgage as an inducement to Massachusetts Mutual Life Insurance Company to lend the said lessees the sum of \$7,580,000.00 to provide long term financing to cover the cost of improvements (the construction of 470 garden apartments on the premises hereinafter described), which improvements will revert to the owners of the said premises at the expiration of the said leases above referred to; and

WHEREAS, T. Walter Brashier, individually, and Knolls Partnership, in and by their certain Mortgage Note of even date with these presents are well and truly indebted, jointly and severally, to Massachusetts Mutual Life Insurance Company in the full and just sum of Seven Million Five Hundred Eighty Thousand (\$7,580,000.00) Dollars to be paid at its Home Office in Springfield, Massachusetts on or before March 31, 1994, together with interest thereon at the rate and in accordance with the terms provided in said Note, which said terms are incorporated herein by reference and made a part and parcel hereof; NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that the said Mortgagors, KATHY ANNE DUNCAN, T. WALTER BRASHIER, JR., MARTIN TIMOTHY BRASHIER, CHRISTINE M. BRASHIER as Trustee for JAMES TED BRASHIER, JAMES TED BRASHIER, individually (now 18 years of age), T. WALTER BRASHIER, individually, and KNOLLS PARTNERSHIP, for and in consideration of the matters set forth above and in consideration of the said debt aforesaid, and for better securing the payment thereof to the said MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, hereinafter referred to as Mortgagee, according to the terms of the said Note, and also in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagors in hand well and

MORTGAGEE'S ADDRESS: 1295 State Street  
Springfield, Mass. 01111

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