

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGIA-CAROLINA INDUSTRIAL PARK VENTURE sends greetings:

WHEREAS, GEORGIA-CAROLINA INDUSTRIAL PARK VENTURE, a South Carolina partnership and joint venture, with its principal place of business in Greenville, South Carolina, resolved to borrow the sum of TWO MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,300,000.00) from DIVERSIFIED MORTGAGE INVESTORS, a Massachusetts business trust, and as part of the consideration thereof, to grant unto the Mortgagee herein, their Note, Mortgage and Loan Agreement, to secure the borrowed funds, and

WHEREAS, GEORGIA-CAROLINA INDUSTRIAL PARK VENTURE, by its Promissory Note, bearing even date herewith, stands firmly held and bound unto DIVERSIFIED MORTGAGE INVESTORS, a Massachusetts business trust, in the sum of TWO MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,300,000.00) reference being had unto said note and loan agreement for a more complete description of all its terms and conditions, the terms of which Note and Loan Agreement are incorporated herein by reference, now, therefore, know all men by these presents that:

GEORGIA-CAROLINA INDUSTRIAL PARK VENTURE, as the owner of the property herein described in consideration of the said debt and sum of money aforesaid, and for the better securing of the payment thereof to the said DIVERSIFIED MORTGAGE INVESTORS, a Massachusetts business trust, according to the conditions of the said Note and the conditions of the Loan Agreement entered into between said parties, and also in consideration of the further sum of THREE AND NO/100 DOLLARS (\$3.00) to it, the said GEORGIA-CAROLINA INDUSTRIAL PARK VENTURE, in hand well and truly paid by the said DIVERSIFIED MORTGAGE INVESTORS, 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 said Diversified Mortgage Investors, a Massachusetts business trust, its successors and assigns, the following described real estate:

See Exhibit "A" which is attached hereto and made a part hereof.

Together with all improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said DIVERSIFIED MORTGAGE INVESTORS, its successors and assigns, forever.

The Mortgagor hereby covenants and agrees with the Mortgagee:

That GEORGIA-CAROLINA INDUSTRIAL PARK VENTURE is lawfully seized of the premises herein above described in fee simple; that it has good, right and lawful authority to sell, convey or encumber the same, and the premises are free and clear of all liens and encumbrances other than those set forth in the Loan Agreement.

FILED
GREENVILLE CO. S. C.
MAY 21 5 14 PM 1972
OLLIE FARNSWORTH
R. M. C.