

THIS BUILDING LOAN AGREEMENT, made as of the 20th day of December, 1972, between BROADMOOR APARTMENTS OF GREENVILLE, a South Carolina limited partnership, having an office in c/o Mr. Joseph O. Morrissey, Jr., 7777 Bonhomme, Suite 2108, Clayton, Missouri (the "Borrower") and THE TRUSTEES OF C. I. MORTGAGE GROUP, a real estate investment trust, organized and existing under the laws of the Commonwealth of Massachusetts pursuant to a Declaration of Trust, dated as of May 15, 1969, amended October 29, 1969, as further amended by an Amended Declaration of Trust, dated January 27, 1971, amended January 26, 1972, said Declaration of Trust, the Amended Declaration of Trust and the amendments thereto being on file with the Secretary of the Commonwealth of Massachusetts, said trust having its office and place of business at One Boston Place, Boston, Massachusetts (the "Lender").

For Mortgage see REM Bk 1261 page 437

Dec 27 3 10 PM '72  
ELIZABETH RIDDLE  
R.M.C.

W I T N E S S E T H :

WHEREAS, Borrower has applied to Lender for a loan of \$3,360,000.00, to be advanced as hereinafter provided and to be evidenced by the note of Borrower for the payment of said sum, or so much thereof as shall at any time be advanced thereon, with interest upon each amount so advanced from the date of each such advance, as more particularly provided in Borrower's note, said note to be secured by a mortgage covering the real property owned by Borrower and more particularly described in Schedule A annexed hereto (the "Premises"), together with the building and improvements thereon erected or to be erected; and