

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Mortgagees Address:
4333 Edgewood Road, N.E.
Cedar Rapids, Iowa 52404

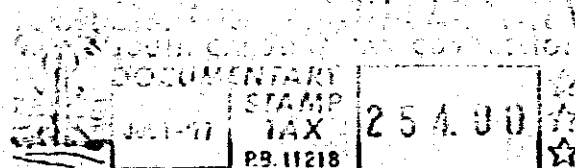
MORTGAGE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

One Thousand East North, a general partnership (hereinafter referred to as Mortgagor),

SEND GREETINGS:



WHEREAS, the Mortgagor is well and truly indebted unto Life Investors Insurance Company of America (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 Six Hundred Thirty-five Thousand and No/100ths (\$635,000.00) Dollars, with interest thereon from date until paid, at the rate of eight and seven-eighths (8-7/8%) per cent per annum. The entire outstanding principal balance and all accrued and unpaid interest at the rate of eight and seven-eighths (8-7/8%) per cent per annum shall be due and payable in equal monthly installments of Five Thousand Two Hundred Twenty-six and 05/100ths (\$5,226.05) Dollars each beginning August 1, 1977 and on the first day of each month thereafter until July 1, 2003 when the balance of principal then remaining with interest shall be due and payable. Each installment is to be applied first to the payment of interest and then to the reduction of principal. Prepayment privilege is in accordance with the terms of the note of even date herewith.

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

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 also in consideration of the further sum of Three (\$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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land lying, situate and being in the City of Greenville, County of Greenville, State of South Carolina at the southeastern corner of East North Street and Carolina Avenue being more particularly shown on Plat entitled "Property of One Thousand East North, a General Partnership", prepared by Freeland & Associates dated June 21, 1977, said Plat being recorded in the RMC Office for Greenville County in Plat Book 6C at Page 27, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the southeastern corner of East North Street and Carolina Avenue and running thence along and with the southern edge of East North Street N. 73-50 E. 249.38 feet to an old iron pin; thence S. 11-27 E. 135.8 feet to an iron pin at the northern edge of a ten (10) foot alley as shown on the aforementioned plat; thence running with the northern edge of said ten (10) foot alley S. 80-14 W. 249.17 feet to a "X" in the concrete at the eastern edge of Carolina Avenue; thence running along with the eastern edge of Carolina Avenue N. 11-08 W. 108 feet to the beginning point. For a more particular description, see the aforesaid

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