

FILED
GREENVILLE CO. S. C.

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RECORDED & INDEXED

MORTGAGE

THIS INDENTURE MADE THIS 25th day of October, 1978, between GREENVILLE MALL PARTNERS, a Texas partnership (hereinafter "Mortgagor") and THE PHILADELPHIA SAVING FUND SOCIETY, a Pennsylvania mutual savings bank (hereinafter "Mortgagee").

WHEREAS, Mortgagor under a Note of even date herewith (hereinafter the "obligation") is indebted to Mortgagee in the principal sum of Twelve Million Dollars (\$12,000,000.00), lawful money of the United States, which sum, is due and payable on or before November 1, 2008.

NOW, THIS INDENTURE WITNESSETH that Mortgagor, in consideration of the principal indebtedness, and to secure the payment thereof and all other sums due or to become due under the obligation and this Mortgage and the performance of all of the other provisions hereof and of the obligation on the part of Mortgagor to be performed, does hereby grant, bargain, sell, alien, release, convey and confirm unto Mortgagee all that certain real estate described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH:

(i) Any and all buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders and rents, issues and profits thereof.

(ii) Any and all fixtures, appliances, machinery and equipment of any nature whatsoever, whether attached or

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