

STATE OF SOUTH CAROLINA)

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

The undersigned, ROPER CENTER ASSOCIATES, a South Carolina Limited Partnership (hereinafter referred to as Mortgagor), SENDS GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, Chattanooga, Tennessee 37402 (hereinafter referred to as Mortgagee) as evidenced by the Mortgage Note of Mortgagor of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Three Hundred Eighty-Five Thousand and No/100 (\$385,000.00) Dollars due and payable with interest thereon as called for in said Mortgage Note the maturity date of which, if not sooner paid, is April 1, 2003.

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 purposes:

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 Dollars (\$3.00) 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 successors and assigns, the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that certain piece, parcel or lot of land situate, lying and being at the northeastern corner of the intersection of Ponders Road and Ponders Court (formerly Forklift Court, in Greenville County, South Carolina, shown on a plat entitled "Survey for Roper Center Associates" by Clarkson Surveying, dated February 29, 1980, and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, all heating, plumbing and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual tenant furniture and tenant trade fixtures, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except for the lien of

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