

STATE OF SOUTH CAROLINA :

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COUNTY OF GREENVILLE :

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (hereinafter referred to as this "Mortgage") made and entered into this 17th day of October, 1999, by and between CAMEL COMPANY, a South Carolina general partnership consisting of GREENVILLE COMMUNITY CORPORATION and OASIS DEVELOPMENT CORPORATION as its general partners (hereinafter referred to as "Fee Owner") and HYATT GREENVILLE CORPORATION as mortgagor (hereinafter referred to as "Mortgagor"), and CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association chartered pursuant to the laws of the United States of America, as mortgagee (hereinafter referred to as "Mortgagee");

W I T N E S S E T H:

WHEREAS, Mortgagor is indebted to Mortgagee for money loaned, to evidence and secure the payment of which Mortgagor has executed and delivered to Mortgagee a Note of even date herewith, in the principal sum of SIXTEEN MILLION (\$16,000,000.00) DOLLARS, payable to the order of Mortgagee at its principal office or at such other place as the holder thereof may designate in writing, said principal sum being payable as set forth in said Note (which, together with all amendments, supplements, extensions and renewals thereof, is hereinafter referred to as the "Note") with interest at the rates set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on April 1, 2014, to which Note reference is hereby made; and

WHEREAS, THIS MORTGAGE ALSO SECURES FUTURE ADVANCES WHICH MAY BE MADE BY MORTGAGEE AS PROVIDED HEREIN, PARTICULARLY IN SECTION 3.13 HEREOF; and

WHEREAS, Fee Owner is the owner in fee simple of the real estate situated in Greenville County South Carolina, and more par-

GREENVILLE CO. S.C.

OCT 17 5 02 PM '99

JOHNNIE TANKERSLEY
R.M.C.

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