GETTER THE TO C. S. C. S

MULTIPURPOSE MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (SECURITY FOR CONSTRUCTION LOAN AGREEMENT)

TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, and all renewals, extensions and modifications thereof; (b) the repayment of any future advances, with interest thereon, made by Lender to Borrower pursuant to paragraph 31 hereof therein "Future Advances"); (c) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated December 7 19 83 if any, as provided in paragraph 25 hereof; (d) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Instrument; and (e) the performance of the covenants and agreements of Borrower herein contained. Borrower does hereby mortgage, grant, convey and assign to Lender and Lender's successors and assigns [higher lender lender's successors and assigns [higher lender lender's successors and assigns [higher lender lender's successors lender lender lender lender's successors lender l

XXXXX

XXXXXXXXXX

increation! the following described County, State of South Carolina:

property located in Greenville

*Delete bracketed material if not completed.

ALL those certain pieces, parcels or units, situate, lying and being on the Eastern side of North Main Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Units Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15) of Northgate Trace Horizontal Property Regime as is more fully described in Master Deed dated July 2, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1151, at Pages 35 through 121, on July 2, 1981, and further shown on survey and plot plan entitled "Northgate Trace", dated June, 1981, prepared by W. R. Williams, Jr., RLS, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1151, at Page 75, on July 2, 1981.

This is a portion of the property conveyed to the Mortgagor herein by deed of Williams Street Development Corp., conveying 85% interest, dated September 11, 1931, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1155, at Page 152, and by deed of Carolina Service Corporation of Greenville, conveying 15% interest, dated September 11, 1931, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1155, at Page 155.

900

1 10