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GREENVILLE CO. S.C.  
DEC 8 4 29 PM '83  
DONNIE S. TAYNERSLEY  
R.H.C.

*Concluded  
Donnie S. Taynersley  
R.H.C.*  
*Horton*  
OCT 5 1984

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This 20<sup>th</sup> day of Sept. 1984

10501  
MORTGAGE  
(Construction)

South Carolina Federal Savings & Loan Assn.  
*William S. Campbell*  
*Donna J. Miller*  
*Raymond M. Blackstone*  
WITNESS

THIS MORTGAGE is made this 8th day of December 1983, between the Mortgagor, NORTHGATE TRACE JOINT VENTURE, A SOUTH CAROLINA GENERAL PARTNERSHIP, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Nineteen Thousand Two Hundred Fifty and No/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated December 8, 1983, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on December 1, 1984.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated December 8, 1983, (herein "Loan Agreement") as provided in paragraph 20 hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant, and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL those certain pieces, parcels or units, situate, lying and being on the Northern side of Garraux Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Units Forty-Four (44) and Forty-Five (45) 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

