

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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FILED
GREENVILLE CO. S.C.
JAN 22 2 42 PM '81
DONNIE T. TAYLOR
R.M.C.

**MORTGAGE
AND
ASSIGNMENT OF RENTS
(Multifamily)**

THIS MORTGAGE is made this 22nd day of January, 1981,
between the Mortgagor, Jeff D. Hunt and Hunt Development Company, Inc. (herein "Borrower"),

and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of State of South Carolina, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Eighty-two Thousand and no/100 (\$282,000.00)--Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1996;

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 performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated 1981 (herein "Loan Agreement"), if any, as provided in paragraph 24 hereof; (c) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and (d) 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 [the leasehold estate pursuant to a lease (herein "ground lease") dated June 24, 1976, between Jeff D. Hunt

and Hunt Development Company, recorded in Register of Mesne Conveyance Office for Greenville County in Deed Book 1048 at Page 611

in and to* the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or tract of land located in Greenville County, South Carolina on Neely Ferry Road (State Road S-23-587) containing 3.22 acres located West of Highway 276 near Simpsonville, South Carolina and commencing at a point on Neely Ferry Road as shown by an iron pin on a revised plat made by Enwright Surveying, Inc., and running thence S 24 degrees 55' 02" W for a distance of 403.07 feet to an iron pin; thence turning and running N 56 degrees 56' 22" W for a distance of 460.36 feet to an iron pin; thence turning and running N 60 degrees 08' 40" E for a distance of 591.40 feet to a new railroad spike; and thence turning and running along the right-of-way of Neely Ferry Road in a Southerly direction as shown on said plat for a distance of 185.00 feet to the point of commencement, said property being bounded on the South by a 50-foot strip, on the Southwest by property of Jeff D. Hunt and on the Northwest by other property of Jeff D. Hunt, now occupied by Jeff Hunt Machinery Company; and on the Northeast by the right-of-way of Neely Feery Road, being a part of the property leased by Jeff D. Hunt to Hunt Development Company having been acquired by Jeff D. Hunt by a deed from Dorothy Allen and Margaret Sexton by a deed dated May 12, 1976, recorded in Deed Book 1036, Page 202 in the Greenville County Register of Mesne Conveyances Office.

* Delete bracketed material if not completed.

GCTO -3 JA2281 1529

SOUTH CAROLINA-FHLMC-Over Four Families

7.0001

RECORDS SECTION
JAN 22 1981

Handwritten signature

WYNN & SUBER
ATTORNEYS AT LAW
1500 MARKET STREET
COLUMBIA, S. C. 29201

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COLUMBIA