and the State of _South

U. 8. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HA FORM NO. 2000 ER une 1976 INSTRUCTIONS FOR PREPARATION OF MORTGAGE, DEED OF TRUST, OR SECURITY DEED (Under Section 202 of the Rousing Act of 1989) The current FHA corporate mortgage, deed of trust, or security deed form applicable to the jurisdiction in which the mortgage premises are located will be used in preparing the Section 202 mortgage, deed of trust or security deed. Appropriate modifie: " :: s will be needed to show that the Secretary of Housing and Urban Development is making rather than insuring the loan and to delete all references to mortgage insurance. A sample form is shown below and on the following pages showing these changes and others (note especially paragraphs 10, 19 and 20) pertinent to the special features of the Section 202 program. MORTGAGE September 1984, between lst THIS INDENTURE, made this day of GA Properties. , a corporation and the organized and existing under the laws of <u>South Carolina</u> United States of America acting by and through the Secretary of Housing and Urban Development, Mortgagee, Eighty-seven Thousand One Hundred----- Dollars (\$ 987,100.00), evidenced by its note of even date herewith, bearing interest from date of outstanding balance at nine & 25 per centum 8.25 %) per annum, said principal Hovember 1, 198 End thereafter at nine &. 25 per centum (9, 25 and interest being payable in installments as provided in said note with a final maturity of 11-01-2025, which note is identified as being secured hereby by a certificate thereon. Said note and all of its terms are incorporated herein by reference and this conveyance shall secure any and all extensions thereof, however evidenced. NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the performance of the covenants and agreeemnts herein contained, does by these presents CONVEY, MORTGAGE,

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every kind in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagor in and to said premises; including but not limited to all gas and electric fixtures; all radiators, heaters, furnaces, heating equipment, steam and hot-water boilers, stoves and ranges; all elevators and motors; all bathtubs, sinks, water closets, basins, pipes, faucets, and other plumbing fixtures; all mantels and cabinets; all refrigerating plants and refrigerators, whether mechanical or otherwise; all cooking apparatus; all furniture, shades, awnings, blinds, and other furnishings; all of which apparatus, fixtures, and equipment, whether affixed to the realty or not, shall be considered real estate for the purposes hereof; and including all furnishings now or hereafter attached to or used in and about the building or buildings now erected or hereafter to be erected on the lands herein described which are necessary to the complete and comfortable use and occupancy of such building or buildings for the purposes for which they were or are to be erected, and all renewals or replacements thereof or articles in substitution therefor; together with all building materials and equipment now or kereafter delivered to said premises and intended to be installed therein;

and WARRANT unto the Mortgagee, successors or assigns, the following described real estate situate, lying, and being in the

<u>Greenville</u>

See Attached Legal Descriptions

in the County of

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, successors and assigns, forever, for the purposes and uses herein set forth.

AND SAID MORTGAGOR covenants and agrees:

<u>Carolina</u>

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- That it will pay the Mortgage Note at the times and in the manner provided therein;
- That it will not permit or suffer the use of sany of the property for any purpose other than the use for which the was intended at the time this Mortgage was executed;
- ent, executed by the Mortgagor and the Secretary of Housing and Urban Development, which is being recorded simultaneously herewith, is incorporated in and made a part of this Mortgage. Upon default under the Regulatory Agreement, the Mortgagee, at his/her options, may declare the whole indebtedness secured to be due and payable;
- That all rents, profits and income from the property covered by this Mortgage are hereby assigned to the Mortgagee for the purpose of discharging the debt hereby secured. Permission is hereby given to Mortgagor so long as no default exists hereunder, to collect such rents, profits and income for use in accordance with the provisions of the Regulatory Agreement;
- That upon default hereunder Mortgagee shall be entitled to the appointment of a receiver by any court having jurisdiction, without notice, to take possession and protect the property described herein and operate same and collect the rents, profits and income therefrom:

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX P.B. 11218