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

THIS MORTGAGE (herein "Instrument") is made this 17th day of April, 19 84, between the Mortgagor/Grantor, The Vista Co., Inc. whose address is P O Box 5783, Greenville, S. C. 29606 (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a Savings and Loan Association organized and existing under the laws of the United States of America, whose address is Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand Seven Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 17, 1984 (herein "Note"), providing for the repayment of principal and the payment of interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1984;

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 (herein "Future Advances"); (c) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated April 17, 19 84, 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 [the leasehold estate pursuant to a lease (herein "ground lease") dated _____, between _____

and _____, recorded in _____ in and to*] the following described property located in _____ County, State of South Carolina:
*Delete bracketed material if not completed.

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 354 on plat of Devenger Place, Section 15, recorded in Plat Book 8P at page 26 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Julian Road Developers, a South Carolina Partnership, by deed recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 17 84
TAX
\$ 6.32

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