

WHEN RECORDED MAIL TO

202 1576 PAGE 925

GREENVILLE CO. S. C.
MAR 26 11 43 AM '82
DONNIE S. TAYLOR/SLEY
F.H.C.

BOOK 84 PAGE 1395

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MULTIFAMILY MORTGAGE,
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT
(Security for Construction Loan Agreement)**

THIS MORTGAGE (herein "Instrument") is made this 27 day of July
19 82 between the Mortgagor/Grantor, ENCINA PROPERTIES, a South Carolina limited
partnership
whose address is P. O. Box 607, Topanga, California 90290-0607
(herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF
GEORGIA a corporation organized and existing under
the laws of the United States of America whose address is 985 Broad Street, Augusta
Georgia 30901 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of One Million Three Hundred
Fifty-Six Thousand and No/100 (\$1,356,000.00) Dollars, which indebtedness is
evidenced by Borrower's note dated July 27, 1982 (herein "Note"), providing for
monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and
payable on August 1, 2012;

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

ADDENDUM

H35
This Mortgage is without recourse for collection against or from
Encina Properties, its partners, or the respective assets of the foregoing except to
the extent of the collateral specified hereinbefore. *not*

The debt which this instrument was given to secure having been
paid in full, this instrument is hereby cancelled and the Clerk
of Court of Davie County, South Carolina is hereby
authorized and directed to mark it satisfied of record.

Bankers First Federal Savings and Loan Association

By [Signature]

By [Signature]

Signed, sealed and delivered Loan Servicing Officer

in the presence of 29552

[Signature]

[Signature]

Notary Public for Richmond County, Ga.

Notary Public, Georgia State at Large

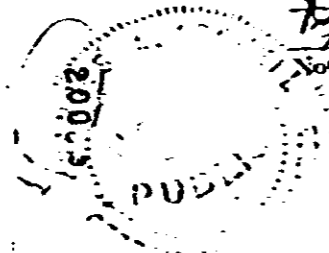
My Commission expires Oct. 6, 1987

(CONTINUED ON NEXT PAGE)

MAR 26 1984

(formerly First Federal
Savings & Loan of Georgia)

[Signature]
Donnie S. Taylor/Sley
F.H.C.



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FILED
GREENVILLE CO. S.C.
MAR 26 3 23 PM '84
DONNIE S. TAYLOR/SLEY
F.H.C.