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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 this27	day ofJuly
19.82, between the Mortgagor/Grantor, ENCINA PROPERTIES, a partnership	South Carolina limited
whose address is P. O. Box 607, TOpanga, California 902	90-0607
(herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS GEORGIA, a corporation	AND LOAN ASSOCIATION OF
the laws of the United States of Americahose address is 985	Broad Street Augusta
Georgia 30901 WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand and No/100 (\$1,356,000.00)————evidenced by Borrower's note dated July 27, 1982	One Million Three Hundred Dollars, which indebtedness is
monthly installments of principal and interest, with the balance of the inpayable on	indebtedness, if not sooner paid, due and
To Secure to Lender (a) the repayment of the indebtedness evidence all renewals, extensions and modifications thereof; (b) the repayment of a made by Lender to Borrower pursuant to paragraph 31 hereof (herein "F the covenants and agreements of Borrower contained in a Construction Borrower dated None None 19, if any, as provided in	any future advances, with interest thereon, uture Advances"); (c) the performance of n Loan Agreement between Lender and n paragraph 25 hereof; (d) the payment of
all other sums, with interest thereon, advanced in accordance herewith to performance of the covenants and agreements of Borrower herein of grant, convey and assign to Lender and Lender's successors and assigns (herein aground description of the covenant and Lender's successors and assigns (herein aground description of the covenant accordance of the covenant agreements of Borrower herein of the performance of the covenants and agreements of Borrower herein of the performance of the covenants and agreements of Borrower herein of the performance of the covenants and agreements of Borrower herein of the performance of the covenants and agreements of Borrower herein of grant, convey and assign to Lender and Lender's successors and assigns (herein agreements).	protect the security of this Instrument; and contained, Borrower does hereby mortgage, his kesscheld extens purpose to a lease exxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	e following described property located in

All that certain piece, parcel or tract of land with improvements thereon, containing 14.31 acres, situate, lying and being on the Northern side of Sulphur Springs Road in the County of Greenville, State of South Carolina, and having the following metes and bounds according to a plat entitled "A Survey for Ladner Construction Company", dated August 6, 1979, revised Nov. 21, 1979, June 2, 1980 and June 19, 1980, by Enwright Associates, Inc.

To reach the point of beginning, commence at the point of intersection of the Northern right of way of Sulphur Springs Road with the Western right of way of Watkins Road and run thence with the Northern right of way of Sulphur Springs Road, S 80° 51' W 94.2 feet to a point; thence continue with said right of way, S 78° 36' W, 53.6 feet to an iron pin; thence continue with the Northern right of way of Sulphur Springs Road which curves to the left a distance of 520.10 feet, the chord of said curve being S 73° 24' 56" W, the chord length 519.41 feet, to a point on the Northern right of way of Sulphur Springs Road, being the POINT OF BEGINNING; thence from said point of beginning, running with the Northern right of way of Sulphur Springs Road which curves to the left a distance of 25 feet, the chord of said curve being S 68° 01' 40" W, the chord length 25 feet, to an iron pin; thence continuing with the Northern right of way of Sulphur Springs Road, S 67° 46' 50" W, 765.83 feet to an iron pin at the corner of property now or formerly owned by Lance Enterprises; thence with the line of said Lance Enterprises property, N 19° 58' 36" W, 134.92 feet to an iron pin;

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* Delete bracketed material if not completed.