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GREEN S.C. HAR 12 4 51 PH '84 DONNIE S. TAHKERSLEY VOL 1651 #3662

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AND POST OF THE SAME

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

THE MORTENCE AL	erein "Instrument") is made this	7th	day of
THIS MURICIAGE (II	, 19 83 , between the Mo	uteagor/Grantor	Northgate Trace
Joint Venture, a So	outh Carolina General	Partnership	
whose address is P. O.	Box 2287, Greenville,	S. C. 29602	
(herein "Borrower"), and the	Mortgagee, Security Fede:	ral Savings	and Loan Association
of South Carolina		, a	Savings and Loan Association
organized and existing under	the laws of the United States of At	merica, whose ado	Iress is P. O. Box 10148,
Greenville, South	Carolina 29603		(herein "Lender").
WHEREAS, Borrower	is indebted to Lender in the princi	pal sum of _One	<u> Hundred Ninety-Two</u>
Thousand Eight Hund	red and No/100 (\$192,8 es by Borrower's note dated De	<u>00.00)</u>	
which indebtedness is evidence	es by Borrower's note dated <u>De</u>	<u>cember 7, 1</u>	983
(herein "Note"), providing for indebtedness, if not sooner p	or the repayment of principal and tail and tail and tail and jayable on Ja	he payment of in nuary 1, 19	terest, with the balance of the 85 ;
TO SECURE TO LENI	DER (a) the repayment of the indebted	iness evidenced by	the Note, with interest thereon,
and all renewals, extensions and	d modifications thereof; (b) the repays	ment of any future	advances, with interest thereon,
made by Lender to Borrower	pursuant to paragraph 31 hereof (he	rein "Future Adva	ances"); (c) the performance of
the covenants and agreements of	of Borrower contained in a Construction	on Loan Agreemer	nt between Lender and Borrower
dated <u>December 7</u>	, 19 <u>83</u>	_ , if any, as pro	wided in paragraph 25 hereof;
(d) the payment of all other su	ums, with interest thereon, advanced	in accordance her	ewith to protect the security of
this Instrument; and (e) the pe	erformance of the covenants and agr	eements of Borrov	wer herein contained, Borrower
does hereby mortgage, grant,	convey and assign to Lender and Lei	nder's successors a	and assigns [HKXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
KXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<u>XXXXXXXX</u> XXXXXXXXXXXXXXXXXXXXXXXXXXXX	<u>XXXXXXXXXXX</u>	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXX	xxxxxxxxxx		
	\$110000001111-1		
property located in	Greenville	Co	unty. State of South Carolina:
*Delete bracketed material if			
		ita cituata	a lying and being
ALL those certain	pieces, parcels or uni de of North Main Street	t in the C	ity of Greenville.
on the Eastern SI	lle, State of South Car	rolina, bei	ng known and desig-
noted as Unite Two	alve (12) Thirteen (L	3) Fourteei	n (14), and rilleen
(15) of Northeate	Trace Horizontal Prope	erty kegime	as is more fully
denomibed in Mact	er Deed dated July 2.	1981, and re	ecoraea in the wic
Office for Croomy	illa County S. C. in]	Deed Book L	iji, at rages jo
thereas 191 on 1	wlo 2 1981 and furth	er shown on	Survey and proc
nlan antitled "No	rthoate Trace" dated .	June. 1981.	prepared by w. K.
Williame Ir RI	S and recorded in the	KMC Office	TOT GreenArre
County, S. C. in	Deed Book 1151, at Pag	e 75, on su	ly 2, 1901.
) This is a second of the seco	of the property conve	ved to the	Mortgagor herein by
dood of Uilliams	Or the broberry conve		ng 85% interest
	Street Development Cor	D. COHAGAT	IIX 079 THEELEDE!
	Street Development Cor 1, 1981, and recorded	in the Kric	Ollice for green.
<pre>dated September 1 ville County, S.</pre>	1, 1981, and recorded C. in Deed Book 1155,	in the RMC at Page 152	Ollice for green.

Carolina Service Corporation of Greenville, conveying 15% interest, dated September 11, 1981, and recorded in the RMC Office for Green-ville County, S. C. in Deed Book 1155, at Page 155.

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