

One Hundred Eighty Thousand and No/100 (\$180,000.00) Dollars as increased by the amount presently due and payable under the Fidelity Federal Savings and Loan Association first note and mortgage, the terms of which purchase money note are incorporated herein by reference and made a part hereof, the latest maturity date of said purchase money note being March 11, 1986, and April 1, 1983.

W I T N E S S E T H :

WHEREAS, to secure the payment of an aggregate indebtedness of the sum of Two Hundred Thirty-Two Thousand Four Hundred Sixty-Six and 09/100 (\$232,466.09) Dollars, lawful money of the United States to be paid according to that certain promissory note (the "purchase money note") bearing even date herewith, the Mortgagors in consideration of said debt and for the better securing the payment thereof according to the conditions of the said purchase money note which, with all its provisions are hereby made a part hereof, and also in consideration of Three and NO/100 (\$3.00) Dollars to the said Mortgagors in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee:

ALL that certain piece, parcel or tract of land, located in the City and County of Greenville, State of South Carolina, being a portion of the Courtland Apartments consisting of 20 apartment units, said tract being bounded on the North by South Faris Circle (also known as East Faris Road Extension), on the East and South by Forest Heights Subdivision, and on the West by property now or formerly of William R. Martin, et al, said mortgaged premises being more fully described and set forth on Exhibit "A", attached hereto, incorporated herein by reference and made a part hereof.

TOGETHER with all right, title and interest of the Mortgagors in and to the Mortgaged Property, rights and interest, which the Mortgagors hereby assign to the Mortgagee until the indebtedness is paid:

- (a) The easements, ways, rights, privileges, members, hereditaments and appurtenances to the Mortgaged Property and the improvements belonging or in anywise appertaining;
- (b) All machinery, equipment, fixtures, apparatus and other property of every kind and nature whatsoever owned by Mortgagors, or in which Mortgagors have or shall have an

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