

DOONIE S. TAMMERSLEY  
R.H.C.

1979

1484 90

**MORTGAGE  
AND  
ASSIGNMENT OF RENTS  
(Multifamily)**

THIS MORTGAGE is made this 11th day of October, 1979,  
between the Mortgagor, TKE Associates, a Partnership  
(herein "Borrower"),  
and the Mortgagee, South Carolina Federal Savings and Loan Association,  
a corporation organized and existing under the laws of South Carolina, whose address is  
P. O. Box 937, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifteen  
Thousand and No/100 (\$115,000.00) Dollars, which indebtedness is evidenced by Borrower's note  
of even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1995;

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 performance of the covenants  
and agreements of Borrower contained in a Construction Loan Agreement between Lender and  
Borrower dated 11 October, 1979, (herein "Loan Agreement"), if any, as provided in  
paragraph 24 hereof; (c) the payment of all other sums, with interest thereon, advanced in accordance  
herewith to protect the security of this Mortgage; and (d) the performance of the covenants and agree-  
ments 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 the County of Greenville, State of South  
Carolina:

All those certain pieces, parcels, or lots of land in the City of Greenville, County  
of Greenville, State of South Carolina, at the southeasterly intersection of Ashley  
Avenue and Simmons Court, being shown and designated as Lots Nos. 2, 3, and 4, on plat  
entitled "Redivision of Lots 2, 3, & 4 for L. S. Cochran & C. R. Robbins", dated  
5 September 1979, prepared by Piedmont Engineers Architects & Planners, recorded in  
the RMC Office for Greenville County, S. C., in Plat Book 7-0, at Page 2, and having,  
according to said plat, when described together, the following metes and bounds, to  
wit:

BEGINNING at an iron pin at the southeasterly intersection of Ashley Avenue and  
Simmons Court, and running thence with the southerly side of Ashley Avenue, N. 87-42 E.  
159.5 feet to an iron pin; thence S. 9-16 W. 226.56 feet to an iron pin; thence  
N. 78-29 W. 171.4 feet to an iron pin on the easterly side of Simmons Court; thence  
with the easterly side of Simmons Court, N. 13-50 E. 188.40 feet to an iron pin, the  
point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of  
L. S. Cochran and C. R. Robbins, recorded 18 July 1979, RMC Office for Greenville  
County, S. C., in Deed Book 1106, at Page 963.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 937, Greenville, South Carolina 29602.

\* Delete bracketed material if not completed.

SOUTH CAROLINA--FTHLXC-8/72--Over Four Families

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
ISSUED

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
ISSUED

5000

4328 RV.2