

First Mortgage on Real Estate

# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Northgate Trace Joint Venture, A South Carolina General Partnership,  
, a General Partnership existing under the

laws of the State of South Carolina, (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Hundred Seventy-Six Thousand and No/100 DOLLARS (\$376,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable  
September 30, 1982.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and to secure the performance of all covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

SEE EXHIBIT "A" ATTACHED HERETO.

This is a portion of the property conveyed to the Mortgagor herein by the following deeds: Deed of Williams Street Development Corp, dated September 11, 1981, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1155, at Page 152, on September 16, 1981; Deed of Carolina Service Corporation of Greenville, dated September 11, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1155, at Page 155, on September 16, 1981.

The Mortgagee herein agrees to release any numbered building unit from the lien of the within Mortgage upon payment by the Mortgagor herein to Mortgagee of the sum of Fifty Thousand and No/100 (\$50,000.00) Dollars per unit.

GCTO ----- NO 281 092

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
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RECEIVED

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