

1577-013

WILKSLEY

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

THIS MORTGAGE is made this 11th day of August, 19 82,
between the Mortgagor, WILDAIRE-MERRY OAKS PARTNERSHIP, a General 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
1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Hundred Fifty
Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note guarantee of
Wildaire-Merry Oaks Investments, Inc. annual the third anniversary date
of every month (herein "Note"), providing for monthly installments of principal and interest
with the balance of the indebtedness, if not sooner paid, due and payable on from the date hereof.

• Delete bracketed material if not completed.

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
Wildaire-Merry Oaks Investments, Inc. Commitment
Borrower dated April 27, 19 82, (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 condominium units located in Wildaire-Merry Oaks Horizontal Property
Regime I and II as created by that certain Master Deed establishing Wildaire-Merry
Oaks Horizontal Property Regime I and II, dated July 10, 1981, recorded in the Greenville
County RMC Office in Deed Book 1151 at Page 856, et seq., as amended by First Amendment
to Master Deed establishing Wildaire-Merry Oaks Horizontal Property Regime I and II,
dated Aug. 4, 1982, recorded in the Greenville County RMC Office in Deed Book 1171 at
Page 317, together with the undivided interests in and to all limited and general
common elements as set forth in said Master Deed and the First Amendment to Master
Deed, and subject to all easements, restrictions, limitations, conditions, rights-of-way
and other terms set forth in said Master Deed and otherwise appearing of record and/or
actually existing upon the ground affecting said condominium units; less, however, and
excepting therefrom Condominium Units 1C, 2D, 3C, 4D, 5C, 6D and 7C, Building G,
Wildaire-Merry Oaks Horizontal Property Regime II, being the same condominium units
previously conveyed to James F. Hawkins and Doris B. Hawkins by the Mortgagor by deed
dated July 10, 1981, and recorded in the Greenville County RMC Office in Deed Book
1152 at Page 217 on July 22, 1981.

Together with all the mortgagor's right, title and interest in and to all pipes,
ducts, wiring, meters, switches and equipment which forms the plumbing, electrical,
heating and air conditioning systems contained in the above, together with all
moveable personal property and chattels owned by the mortgagor and located upon
the property described above.

The lien of the within mortgage is junior in priority to the liens of those certain
mortgages to First Federal Savings and Loan Association, Greenville, South Carolina,
recorded in the Greenville County RMC Office in R.E.M. Book 1060 at Page 586
and to Jack E. Shaw recorded in the Greenville County RMC Office in R.E.M. Book
1492 at Page 8, and to First Federal Savings and Loan Association, Greenville,
South Carolina, recorded in the Greenville County RMC Office in REM Book 1104 at
Page 483, and to Carolina Federal Savings and Loan Association recorded in the
Greenville County RMC Office in REM Book 1492 at Page 4.

This is the remaining property as conveyed to the Mortgagor herein by deed of
Jack E. Shaw recorded in the Greenville County RMC office in Deed Book 1117 at Page
893 on December 26, 1979.

SOUTH CAROLINA-FHLMC-2/72-Over Four Families
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