

F.P.C.  
GREENVILLE, S.C.  
JOURNAL OF THE REGISTER  
R.M.C.

1637 83

1637 83

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

THIS MORTGAGE (herein "Instrument") is made this 25th day of November 19 83 between the Mortgagor Grantor, Kathryn Williams and Jesse L. Williams whose address is 17 Northgate Trace, Greenville, South Carolina (herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association of South Carolina, a Savings and Loan Association organized and existing under the laws of the United States of America, whose address is (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Three Thousand One Hundred Fifty and No/100 (\$63,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 25, 1983 (herein "Note"), providing for the repayment of principal and the payment of interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2014

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 repayment of any future advances, with interest thereon, made by Lender to Borrower pursuant to paragraph 31 hereof (herein "Future Advances"); (c) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated 19 if any, as provided in paragraph 25 hereof; (d) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Instrument, and (e) the performance of the covenants and agreements 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 Greenville County, State of South Carolina:  
\*Delete bracketed material if not completed

ALL that certain piece, parcel or unit, situate, lying and being on the Eastern side of North Main Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Unit No. Seventeen (17) of Northgate Trace Horizontal Property Regime, as is more fully described in Master Deed dated July 2, 1981, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1151, at Pages 35 through 121, on July 2, 1981, and further shown on survey and plot plan entitled "Northgate Trace" dated June, 1981, prepared by W.R. Williams, Jr., RLS, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1151, at Page 75, on July 2, 1981.

This conveyance is subject to all restrictions, zoning ordinances, and easements that may appear of record, on the recorded plat(s), or on the premises, and is further subject to the terms and conditions of the aforesaid Master Deed.

This is a portion of the property conveyed to the Grantor herein by deed of Williams Street Development Corp., conveying 85% interest, dated September 11, 1981, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1155, at Page 152, and by deed of Carolina Service Corporation of Greenville, conveying 15% interest, dated September 11, 1981, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1155, at Page 155.

900 9  
31A01

1637 83