

RECORDED
DECEMBER 19 1983
DUNN
R.M.C. ASLEY

1638 2352

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

THIS MORTGAGE (herein "Instrument") is made this sixth day of December, 19 83, between the Mortgagor/Grantor, The Vista Co., Inc.

whose address is P O Box 5783, Greenville, S. C. 29606 (herein "Borrower"), and the Mortgagee, Security Federal Savings and 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 Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Eight Thousand and no/100 Dollars,

which indebtedness is evidenced by Borrower's note dated December 6, 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 6, 1984;

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 December 6, 1983, 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 n/a, 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 305 on plat of Devenger Place, Section 14, recorded in Plat Book 9F at page 30 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Julian Road Developers, a South Carolina Partnership, by deed recorded herewith.

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