

FILED
GREENVILLE S.C.
DEC 12 10 38 AM '83
DONALD W. WINSLEY
R.M.C.

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

THIS MORTGAGE (herein "Instrument") is made this 8th day of December, 19 83, between the Mortgagor Grantor, Foothills Delta P, Inc. whose address is Post Office Box 6724, 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 500 East Washington Street, Greenville, S. C. 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Hundred Thirty-two Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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 8, 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 8, 19 83, 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 following described~~

~~xxxxxx~~ the following described property located in Greenville County, State of South Carolina:
*Delete bracketed material if not completed.

ALL those certain pieces, parcels or units situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Units 25, 26, 27, 28, 29, 30, 31 and 32 of HOLLY TOWNE HORIZONTAL PROPERTY REGIME as is more fully described in Master Deed dated December 31, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1141, at pages 921 through 993, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-L, at page 37.

This is a portion of the property conveyed to Nelson & Putman Builders, Inc. by deed of James P. McNamara, et al, by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1134, at page 539, on September 30, 1980. By Corporate Resolution, Nelson & Putman Builders, Inc. was merged into and became a part of Foothills Delta P, Inc. copy of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1194, at page 668.

Mortgagor reserves the right to have released from the lien of this mortgage any unit upon the payment of \$47,500.00 each unit.

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