

State of South Carolina,

BOOK 1624 PAGE 972

To All Whom These Presents May Concern:

VOL 1044 PAGE 976

GREENVILLE
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IN THE STATE AFORESAID, hereinafter called Mortgagor whether one or more, SEND GREETING:

Whereas, the said Mortgagor has borrowed from SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, a corporation chartered under the laws of the United States of America, the sum of Two Hundred Seven Thousand and No/100-----Dollars (\$207,000.00-----), and in order to secure the payment thereof has this day executed to said Association a certain note, or obligation, which is set out as follows:

\$ 207,000.00 Greenville S.C. September 9, 1983
FOR VALUE RECEIVED, to wit: the sum of Two Hundred Seven Thousand and No/100----- Dollars (\$ 207,000.00-----)

NORTHGATE TRACE JOINT VENTURE, A SOUTH CAROLINA GENERAL PARTNERSHIP,

promise to pay to SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, a corporation, its successors or assigns, the sum of Two Hundred Seven Thousand and No/100----- Dollars (\$ 207,000.00-----) at the offices of the Association in the City of Greenville, South Carolina,

from date hereof with interest from date hereof at the rate of 1.5% above the prime** ~~XXXXXXXXXXXXXXXXXXXX~~ payable interest monthly hereafter until the full principal sum with interest has been paid; unpaid interest to bear interest thereafter at the same rate.

The said monthly interest payments are to continue until the loan evidenced hereby, together with interest, and all taxes, assessments and insurance premiums upon the property pledged, shall be fully paid.

The undersigned hereby agrees to pay when due all insurance premiums, taxes and assessments upon the pledged property, and to keep the same in force in favor of the said Association, and in the event of failure to pay same when due, said Association may pay the same and add such disbursements to the principal debt, which are to bear interest at the same rate.

It is agreed that if at any time any monthly interest payment as above called for shall be past due for a period of one month, or if the undersigned violates any of the covenants contained herein or in the mortgage securing this note, or fails to comply with or abide by the By-Laws, rules or regulations of the Association, or if the construction or repairs for which this loan is made are not completed within twelve (12) months from date hereof, or if the Mortgagor, his agents or builder shall fail to make substantial progress on construction or repairs for a period of one (1) month, then, at the option of the Association, the whole amount due hereunder shall at once become due and payable and the mortgage or other security for this obligation may be enforced for the payment hereof, together with a reasonable amount as attorney's fees if placed in an attorney's hands for collection. **lending rate in effect at City Bank of New York on the 1st business day of each month.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA according to the terms of the said note; and also, in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA 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 said SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, its successors and assigns:

ALL that certain piece, parcel or lot of land, together with all improvements thereon, or hereafter to be constructed thereon, 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 Units Forty (40), Forty-One (41), Forty-Two (42), and Forty-Three (43) 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, inclusive, 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 is a portion of the property conveyed to the Mortgagor herein by deed of Williams Street Development Corp., conveying 85% interest, dated September 11, 1981, 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, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1155, at Page 155.

The Mortgagee herein agrees to release from the lien of the within Mortgage upon payment by the Mortgagor herein, Unit Forty (40) for the sum of Fifty-Four Thousand Nine Hundred and No/100 (\$54,900.00) Dollars; Units Forty-One (41) and Forty-Two (42) for the sum of Fifty-Three Thousand Five Hundred and No/100 (\$53,500.00) Dollars per unit; and Unit Forty-Three (43) for the sum of Forty-Five Thousand One Hundred and No/100 (\$45,100.00) Dollars.

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