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

THIS MORTGAGE (herein "Instrument") is made this 12th day of October, 19 83, between the Mortgagor/Grantor, Thomas M. Hall and Jayne T. Hall

whose address is 133 Winfield Road, Greenville, SC (herein "Borrower"), and the Mortgagee, Security Federal, 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, SC 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Two Thousand, Five Hundred and 00/100ths (\$72,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 12, 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 November 1, 2013;

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 n/a, 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 ~~in~~ ~~and~~ ~~to~~ ~~the~~ ~~premises~~ ~~and~~ ~~the~~ ~~ground~~ ~~thereon~~)~~ 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.

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10.000CI
1434
10.000CI

All that lot of land situate on the east side of Winfield Road and on the north side of Selburn Road, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 12 on plat of Section A of Gower Estates, made by Dalton & Neves, Engineers, January 1960, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ at Page 146 and 147, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Winfield Road at joint front corner of Lots 12 and 13, and running thence along the line of Lot 13 N. 74-33 E. 177 feet to an iron pin on the center of a branch; thence along the center of the branch (the traverse line being S. 2-46 E. 116.8 feet) to an iron pin in the center of said branch on the north side of Shelburne Road; thence along Shelburne Road S. 76-54 W. 65.4 feet to an iron pin; thence continuing along Shelburne Road due West, 65 feet to an iron pin; thence with the curve of Shelburne Road and Winfield Road (the chord being N. 49-25 W. 41.6 feet) to an iron pin on the east side of Winfield Road; thence with Winfield Road N. 15-50 W. 59.4 feet to the beginning corner.

This is the same property conveyed to the Grantor and Sharon M. Davis by deed of John J. Albert and Delores E. Albert dated November 28, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1069 at Page 600.

This is also the same property conveyed to the Grantor of a one-half (1/2) undivided interest by deed of Sharon M. Davis recorded in the RMC Office for Greenville in ML 1017 Rev. 6/83 deed Book 1158 at Page 859.