

FILED
GREENVILLE, S.C.
JUN 11 1983
R.M.C. ORSLEY

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

THIS MORTGAGE (herein "Instrument") is made this 15th day of December 19 83 between the Mortgagor Grantor, Matthew Z. Orias and Karla L. Orias whose address is 212 Morrow Street, Greer, SC 29651 (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 P. O. Box 11629, Columbia, SC 29211 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 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 January 1, 2009 :

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 County, State of South Carolina:
*Delete bracketed material if not completed.

ALL that certain piece, parcel, or lot of land, situate, lying and being in the City of Greer, Greenville County, South Carolina, being shown and designated as Lot No. 7 and a Portion of Lot No. 6 on a Plat of BROOKVILLE, recorded in the RMC Office for Greenville County in Plat Book C, at Page 52, and having, according to a more recent Plat entitled "Property of Matthew Z. Orias and Karla L. Orias", prepared December 14, 1983, by Jones Engineering Service, recorded in Plat Book 10-G, at Page 2, the following metes and bounds:

BEGINNING at an iron pin on the east side of Morrow Street, joint front corner of Lots 7 and 8, and running thence with the common line of said Lots, S 79-08 E, 147.38 feet to an iron pin; thence S 11-15 W 90.08 feet to an iron pin; thence N 79-08 W, 174.14 feet to an iron pin on the eastern side of Morrow Street; thence with Morrow Street, N 11-07 E, 90.20 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Riddle Bros. & West Builders, Inc., dated December 15, 1983, to be recorded simultaneously herewith.

RECORDED
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10-07-83

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