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GREENVILLE CO. S. C.  
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JAMES S. WALKERSLEY  
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**MULTIPURPOSE MORTGAGE,  
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT  
(SECURITY FOR CONSTRUCTION LOAN AGREEMENT)**

THIS MORTGAGE (herein "Instrument") is made this 30th day of April, 19 84, between the Mortgagor/Grantor, PATRICIA ANN POOLE

whose address is 4649 Old Spartanburg Road, Unit 91, Jamestowne II, Taylors, SC 29687 (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 E. Washington Street, Greenville, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-One Thousand and No/100 (\$51,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1984 (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 May 1, 2014;

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 pursuant to a lease (herein "ground lease") dated n/a, between      and     , recorded in      in and to\*] the following described property located in      County, State of South Carolina:

\*Delete bracketed material if not completed.

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ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit 91 on plat of JAMESTOWNE II recorded in the RMC Office for Greenville County in Plat Book 9W, Page 33 and also as shown on a more recent survey prepared by Freeland & Associates, dated April 27, 1984, entitled "Property of Patricia Ann Poole" recorded in the RMC Office for Greenville County in Plat Book 10-0, Page 90, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin located at the joint corners of Units 91 and 92 and running thence along the common line of said units, N 58-30 W 56.0 feet to an iron pin; thence turning and running N 31-30 E 20.0 feet to an iron pin; thence turning and running along the common line of Units 91 and 90, S 58-30 E 56.0 feet to an iron pin; thence turning and running S 31-30 W 20.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Sunbelt Properties, Inc., to be recorded of even date herewith.

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REC'D SOUTH CAROLINA  
STATE OF SOUTH CAROLINA  
MAY 1 1984

12-M-828