

FATHERWOOD WALKER TOWN & MANN

REC 1570 203394  
JUN 29 10 02 PM '84  
DOWNS & WALKER

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

THIS MORTGAGE (herein "Instrument") is made this 29th day of June, 19 84, between the Mortgagor/Grantor, Edward E. Brower Jr. and Charlotte L. Brower whose address is 1701 N. Main Street, Greenville, SC (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 11900 Columbia, SC 29211 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty Thousand & No/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 July 1, 1996;

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 following described~~ ~~property located in~~ \_\_\_\_\_.

\_\_\_\_\_ the following described property located in Greenville County, State of South Carolina:

\*Delete bracketed material if not completed.

ALL that certain piece, parcel or lot of land, together with building and improvements thereon, situate, lying and being on the southern side of West Stone Avenue in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds according to plat entitled "Plat for Edward E. Brower, Jr. and Charlotte L. Brower" dated June 2, 1984 prepared by Alex A. Moss and recorded in Plat Book 105, Page 69, Greenville County RMC Office.

BEGINNING at an iron pin on the southern right-of-way of West Stone Avenue, which pin is 331 feet, more or less, in a westerly direction from the intersection of West Stone Avenue with Wilton Street and running thence S. 11-24 W. 162 feet to an iron pin; thence N. 79-38 W. 139.5 feet to an iron pin; thence N. 11-17 E. 87 feet to an iron pin; thence S. 77-50 E. 90.6 feet to a railroad spike in the center of a 16-foot common drive with the adjoining property; thence with the center line of said common drive,

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ML 1017 Rev. 6/83

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
JUL 2 1984 TAX \$ 45.00