

Clark & Johnson

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

THIS MORTGAGE (herein "Instrument") is made this 23rd day of August, 1984, between the Mortgagor, DEWEY R. GOSSETT

whose address is 308 Woodland Drive, Mauldin, South Carolina 29662 (herein "Borrower"), and the Mortgagee, SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a Savings and Loan Association organized and existing under the laws of the United States of America, whose address is Post Office Box 1005, Laurens, South Carolina 29360 (herein "Lender").

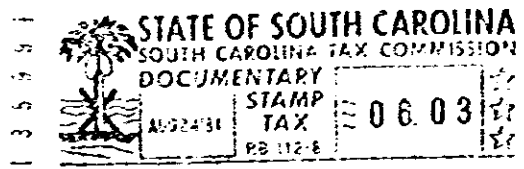
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND ONE HUNDRED and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 1984 (herein "Note"), providing for the repayment of principal and the payment of interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1994;

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 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 situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being shown and designated as 0.21 Ac. on a Plat entitled "Property of Dewey R. Gossett" dated August 1, 1984, prepared by R. H. Walker, Jr., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10W, Page 46, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to Dewey R. Gossett by deed of Olin J. Coker dated August 23, 1984, to be recorded herewith.

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