

RECORDED  
INDEXED  
MAR 10 1984  
R.M.C.

SECURITY FEDERAL SAVINGS  
AND LOAN ASSOCIATION  
P. O. Box 10148  
GREENVILLE, SOUTH CAROLINA  
29603

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
BEECHWOOD PROPERTIES, INC.

HAYNSWORTH, PERRY, BRYANT,  
MARION & JOHNSTONE, ATTYS.  
SEP 7 1984  
(MRS)

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

THIS MORTGAGE (herein "Instrument") is made this 7th day of September, 19 84, between the Mortgagor Grantor, Beechwood Properties, Inc., whose address is Route 10, 217 Oakwood Court, Greenville, SC 29607 (herein "Borrower"), and the Mortgagee, Security Federal Savings & 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 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 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 April 1, 1985;

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 September 7, 1984, 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 Greenville County, State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the southwesterly side of Loblolly Lane near the City of Greenville, South Carolina, being known and designated as Lot 12 on plat of Forrester Woods, Section 6, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9W, Page 74, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Loblolly Lane, said pin being the joint front corner of Lots 12 and 13 and running thence with the common line of said Lots S. 63-56 W., 218.03 feet to an iron pin, joint rear corner of Lots 12 and 13; thence N. 31-48 W., 46.16 feet to an iron pin, joint rear corner of Lots 12 and 11; thence with the common line of said Lots N. 49-47 E., 218.94 feet to an iron pin on the southwesterly side of Loblolly Lane; thence with the southwesterly side of Loblolly Lane S. 32-00 E., 100.0 feet to an iron pin, the point of beginning.

This is the identical property as conveyed to the mortgagor by deed of Prestige Builders of Greenville, Ltd. as recorded in the RMC Office for Greenville County in Deed Book 1221, Page 318, recorded Sept 7, 1984.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP TAX = 30.00  
SEP 5 1984

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