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

THIS MORTGAGE (herein "Instrument") is made this 12th day of August, 1983, between the Mortgagor Grantor, R. Dennis Hennett and Constance S. Hennett whose address is Lot 55 Asheton Way, Greenville, South Carolina (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 500 E. Washington Street, Greenville, S. C. 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty Thousand and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 _____;

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 August 12, 1983, 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 _____,

and _____,

recorded in _____

in and to*] the following described County, State of South Carolina:

property located in Greenville
*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, being known and designated as Lot 55 on plat of ASHETON, SHEET NO. 2 recorded in the R.S.C. Office for Greenville County, South Carolina, in Plat Book S-P, at page 55, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagors by Beechwood Properties, a South Carolina Partnership, by deed of even date, recorded herewith.

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