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

THIS MORTGAGE (herein "Instrument") is made this 16th day of January, 19 84, between the Mortgagor/Grantor, George W. Barnett and Betty S. Barnett whose address is 225 Eastbourne Road, Greenville, S C 29611 (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 P O Box 10148, Greenville, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Six Thousand Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 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 February 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 , between

and , recorded in in and to*] the following described property located in Greenville County, State of South Carolina:

*Delete bracketed material if not completed.

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, known as Lot 3 and a rectangular strip shown on a plat prepared by Freeland & Associates as Property of George W. Barnett and Betty S. Barnett, recorded in Plat Book 0-G at page 94 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Charles R. Brooks and Matilda B. Brooks by deed recorded August 5, 1974 in Deed Book 1004 at page 269.

