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DONNIE S. TANKERSLEY
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MULTIPURPOSE MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (SECURITY FOR CONSTRUCTION LOAN AGREEMENT)

THIS MORTGAGE (herein "Instrument") is made this 20th day of January, 1984, between the Mortgagor, ~~Xxxxxx~~ Doyle R. Peace, whose address is P. O. Box 2287, Greenville, South Carolina 29602 (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 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand Seven Hundred Fifty and No/100 ($24,750.00)---------- Dollars, which indebtedness is evidences by Borrower's note dated January 20, 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 March 1, 1990;

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 January 20, 19 84, 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 ~~[Borrower hereby grants and conveys to Lender, between ... and]~~ 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 all improvements thereon, situate, lying and being on the Northern side of East Washington Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 91, Block E, on plat entitled "East Park, a Part of Boyce's Addition", recorded in the RMC Office for Greenville County, S. C. in Plat Book A, at Page 383, and being further shown on more recent plat entitled Property of Doyle R. Peace, prepared by R. B. Bruce, RLS, dated January 20, 1984, and having, according to more recent plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of East Washington Street, at the joint front corner of Lots Nos. 91 and 92, and running thence with the joint line of said lots, N. 17-44 W. 159.6 feet to an iron pin in the line of 10-foot alley; thence with the line of said alley, N. 72-30 E. 50 feet to an iron pin at the joint rear corner of Lots Nos. 90 and 91; thence with the joint line of said lots, S. 17-30 E. 165.9 feet to an iron pin on the Northern side of East Washington Street; thence with the Northern side of East Washington Street, the following courses and distances: S. 75-05 W. 30 feet to an iron pin; thence S. 86-47 W. 20 feet to the point of beginning.

(continued on reverse side hereof)

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