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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 Mortgage	or/ Xkmronx Don	le R. Peace
whose address is P. O. Box 2287, Greenville, South	Carolina	29602
(herein "Borrower"), and the Mortgagee, Security Federal S	lavings and	Loan Association
cf South Carolina	a Savine	es 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 sur	m of <u>Twenty:</u>	Five Thousand One
Hundred Twenty-Five and No/100 (\$25,125,00) which indebtedness is evidences by Borrower's note dated	20 108/	
which indebtedness is evidences by Borrower's note dated	y 20, 1704	with the balance of the
(herein "Note"), providing for the repayment of principal and the pay	1000	
indebtedness, if not sooner paid, due and payable on March 1,	idanaad bu tha Na	yo with interest thereon
TO SECURE TO LENDER (a) the repayment of the indebtedness e	raencea by the Nu	was with interest thereon
and all renewals, extensions and modifications thereof; (b) the repayment of	rany future advance	or (a) the performance of
made by Lender to Borrower pursuant to paragraph 31 hereof (herein "I	uture Advances	; (c) the performance of
the covenants and agreements of Borrower contained in a Construction Loa	n Agreement betwo	een Lender and Bottower
dated January 20, 1984, if	any, as provided	in paragraph 25 nercor;
(d) the payment of all other sums, with interest thereon, advanced in acco	ordance herewith t	to protect the security of
this Instrument; and (e) the performance of the covenants and agreement	s of Borrower her	ein contained, Borrower
does hereby mortgage, grant, convey and assign to Lender and Lender's	successors and assi	igns XHX BASSION XX SHAX
KXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	(XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	CXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
**************************************	XXXXXXXXXXX	<u>XXXXXXXXXXXX</u> XX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<u>XXXXXXXXXXX</u>	CXXXXXXXXXXXXXXXX
**************************************	KXXXXXXXXXXXXX	the following described
property located inGreenville	County, S	State of South Carolina:
*Delete bracketed material if not completed.		
ALL that certain piece, parcel or lot of land ments thereon, situate, lying and being on the Washington Street, in the City of Greenville, of South Carolina, being shown and designated on plat entitled "East Park, a Part of Boyce" the RMC Office for Greenville County, S. C. is and being further shown on more recent plat of Peace, prepared by R. B. Bruce, RLS, dated Jaccording to more recent plat, the following	County of las Lot No. ls Addition' la Plat Bookentitled Promuary 20, le metes and le countre la	Greenville, State, 90, Block E, ', recorded in A, at Page 383, operty of Doyle R. 1984, and having, bounds:
BEGINNING at an iron pin on the Northern side at the joint front corner of Lots Nos. 90 and with the joint line of said lots, N. 17-30 W. in the line of 10-foot alley; thence with the 30 E. 50 feet to an iron pin at the joint rea and 90; thence with the joint line of said lot on iron pin on the Northern side of East Washington Strather point of beginning. (continued on reverse side hereof)	1 91, and re 165.9 feet 1 line of sa ar corner of ots, S. 17-3	t to an iron pin aid alley, N. 72- E Lots Nos. 89 30 E. 165.9 feet Street: thence

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