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VOL 1650 PASE 517

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

THIS MORTGAGE (herein "Instrument") is made this \_

20th

| January, 1984, between the Mortgagor/XKNIKOIX 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  P. O. Box 10148   |
| Greenville South Carolina 29603 America, whose address is 1.0. Box 10170, Greenville South Carolina 29603 (herein "Lender").   |
| WHEREAS, Borrower is indebted to Lender in the principal sum of _Twenty-Five Thousand One Hundred Twenty-Five and No/100 (\$25,125.00)   |
| (herein "Note"), providing for the repayment of principal and the payment of interest, with the balance of the indebtodays if not rooper 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  |
| does hereby mortgage, grant, convey and assign to Lender and Lender's successors and assigns 和林林姆姆地域林林林城市  |
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| ments thereon, situate, lying and being on the Northern Side of Bust Washington Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 90, 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. 90 and 91, and running thence with the joint line of said lots, N. 17-30 W. 165.9 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. 89 and 90; 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, S. 72-30 W. 50 feet to the point of beginning. |
| (continued on reverse side hereof)   |

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