

HAYNSWORTH, PERRY, BRYANT, (MRS)  
MARION & JOHNSTONE, ATTYS.  
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BEECHWOOD PROPERTIES, INC.

SECURITY FEDERAL SAVINGS & LOAN  
P. O. BOX 10148  
GREENVILLE, SC 29603

Lot 7, Loblolly Lane, Forrester  
Woods, Section 6

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

THIS MORTGAGE (herein "Instrument") is made this 6th day of August, 19 84, between the Mortgagor Grantor, Beechwood Properties, Inc.

whose address is Route 10, 217 Oakwood Court, Greenville, SC 29607 (herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan, 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, SC 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand Four Hundred (\$100,400.00) Dollars,

which indebtedness is evidenced by Borrower's note dated August 6, 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, 1984,

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 6, 1984, 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 certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the northern side of Loblolly Lane near the City of Greenville, SC, being known and designated as Lot 7 on plat of Forrester Woods, Section 6, as recorded in the RMC Office for Greenville County, SC in Plat Book 9W, Page 74, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Loblolly Lane, said pin being the joint front corner of Lots 7 & 8 N. 22-59 W., 34.51 feet to an iron pin; thence continuing with the common line of said Lots N. 14-24 E., 114.87 feet to an iron pin, joint rear corner of Lots 7 & 8; thence S. 71-00 E., 140.20 feet to an iron pin, joint rear corner of Lots 6 & 7; thence with the common line of Lots 6 & 7 S. 42-47 W., 148.59 feet to an iron pin on the northern side of Loblolly Lane; thence with the northern side of Loblolly Lane in the curve, the chord of which is N. 76-00 W., 48.15 feet to an iron pin, the point of beginning.

This is the identical property as conveyed to the mortgagor by deed of Prestige Builders of Greenville Ltd. as recorded in the RMC Office for Greenville County in Deed Book 1218, Page 932, dated August 6, 1984.

