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GREENVILLE S.C.
NOV 30 1983
COUNTY CLERK W. W. WINSLEY
R.M.C.

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

THIS MORTGAGE (herein "Instrument") is made this 28th day of November 19 83 between the Mortgagor Grantor, Peter M. Goodson and Sarah L. Goodson whose address is 422 Airport Road, Greenville, South Carolina 29607 (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 Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty Five Thousand and no/100 (\$135,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 28, 1983 (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 December 1, 1998;

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 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 in the County of Greenville, State of South Carolina, being known and designated as portions of Lots Nos. 67A, 67, 66A, 66, and 65A of the Airport Village Farms according to plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S at Page 161 and according to plat by Madison H. Woodward, dated July, 1955, and having, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Rickenbacker Road and running thence along said Road, N. 15-30 E. 250 feet to iron pin; thence N. 74-30 W. 177.8 feet to iron pin in line of property belonging to Greenville Airport Commission; thence along said property of Greenville Airport Commission, S. 1-13 W. 258 feet to iron pin; thence S. 74-30 E. 115.3 feet to iron pin at point of beginning.

The property conveyed herein is identically the same conveyed to the mortgagor herein by deed of Sunox, Inc. (Successor to Piedmont Welding Supply Company, Inc.) dated November 28, 1983, recorded in Deed Book 1201 at Page 329 in the RMC Office for Greenville County, South Carolina.

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