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GREENVILLE, S.C.  
NOV 3 5 1983  
SOUTH CAROLINA  
R.M.C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

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

THIS MORTGAGE (herein "Instrument") is made this 14th day of DECEMBER, 19 83, between the Mortgagor Grantor, JOSEPH E. McMULLEN and NITA McMULLEN 29615 whose address is Lot 3, Fisher Road, Terra Oaks Subdivision, Greenville, S.C. / (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 7488, Columbia, - South Carolina, 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$125,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 14, 1983, therein "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 JUNE 1, 2014;

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 DECEMBER 14, 1983, 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 following described~~ ~~property located in~~ ~~Greenville~~ ~~County, State of South Carolina:~~

~~the following described~~ property located in GREENVILLE County, State of South Carolina:

ALL that lot of land in Greenville County, South Carolina, being known and designated as Lot 3, on Plat of Terra Oaks Subdivision, recorded in the RMC Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Fisher Road, at the joint front corner of Lots 2 & 3, and running thence with Fisher Road, S. 68-02 W., 188.2 feet to an iron pin; thence S. 89-53 W., 163.1 feet to an iron pin; thence N. 28-47 W., 89.7 feet to an iron pin at the joint rear corner of Lot 4; thence with the common line with Lot 4, N. 50-09 E., 287.4 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the line of Lot 2, S. 39-50 E., 250.1 feet to the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagors herein by Deed of Terra Oaks, Inc., a South Carolina Corporation, dated of even date herewith, and recorded in the RMC Office for Greenville County, on December 14, 1983, in Deed Book 1222, at Page 470.

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