

FILED
GREENVILLE CO. S. C.
CORRECTIONARY DEPARTMENT
CORRECTIONARY DEPARTMENT
R.H.C.

410

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

THIS MORTGAGE (herein "Instrument") is made this 14th day of December, 1983, between the Mortgagor Grantor, Lewis C. Barker and Charles F. Sims whose address is 333 Wade Hampton Blvd., Greenville, SC (herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association of SC, a Savings and Loan Association organized and existing under the laws of the United States of America, whose address is P. O. Box 11629 Columbia, South Carolina 29211 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Sixty-Five Thousand and No/100 (\$265,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 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 January 1, 1999;

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 N/A, 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 [bracketed text]

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 situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville consisting of .92 acres, more or less, as shown on a plat entitled "Property of Lewis C. Barker and Charles F. Sims" dated December 6, 1983, prepared by R. B. Bruce, Surveyor, and recorded in the REC Office for Greenville County, South Carolina in Plat Book 106, at Page 98, reference to said plat is herein craved for the metes and bounds, courses and distances thereof.

This being a portion of the same property conveyed unto the Mortgagors by deed of John Cothran Co., Inc. executed and recorded in Deed Book 1202, Page 534, on December 15, 1983.

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ATTACHED AND INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF IS MORTGAGORS' "ADJUSTABLE RATE RIDER" DATED DECEMBER 14, 1983.

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