

FILED
GREENVILLE, S.C.
DEC 15 3 19 83
DONALD W. WENSLEY
R.M.C.

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

THIS MORTGAGE (herein "Instrument") is made this 15th day of December 19 83, between the Mortgagor-Grantor, Joseph D. Fazio, Sr. and Julia Faye Fazio whose address is Lot 58, South Valley Lane, Greenville, SC 29611 (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 Post Office Box 11629, Columbia, South Carolina 29211 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 (\$20,000.00)-----Dollars,

which indebtedness is evidenced by Borrower's note dated December 15, 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 March 1, 2004

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 15, 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

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XXXXXXXXXX

XXXXXXXXX the following described
County, State of South Carolina:

property located in Greenville
*Delete bracketed material if not completed.

ALL that certain piece, parcel or lot of land, with improvements thereon, if any, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 58 of Riverdale Subdivision as shown on plat entitled "Property of Joseph E. Fazio, Sr. and Julia Faye Fazio" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 16-E at Page 111, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of South Valley Lane, approximately 130.3 feet, more or less, from the intersection of South Valley Lane and Sentell Road, and running thence S. 3-11 E. 225.0 feet to an iron pin; thence S. 86-49 W. 100.0 feet to an iron pin; thence N. 3-11 W. 225.0 feet to an iron pin on the side of South Valley Lane; thence with South Valley Lane N. 86-49 E. 100.0 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the Mortgagors by deed of Fazio Auto Collision Services, Inc. recorded in Deed Book 1138, Page 754 on December 10, 1980.

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