

FILED  
GREENVILLE, S.C.  
Mar 29 2 54 PM '84  
DONALD S. WATERSLEY  
R.H.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 March, 19 84, between the Mortgagor/Grantor, Brown Enterprises of S.C., Inc.

whose address is P. O. Box 368, Taylors, South Carolina (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 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Seven Hundred and No/100 (\$27,700.00) Dollars,

which indebtedness is evidenced by Borrower's note dated March 28, 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 April 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 March 28, 19 84, 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, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 66, on a plat of property of Homer Styles, prepared by Terry T. Dill, February 3, 1958, and revised December, 1962, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY, at Page 101, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Paris View Drive, joint front corner with Lot 65, and running thence with the line of said Lot, N. 08-11 W. 175 feet to a point; thence, N. 81-49 E. 100 feet to a point in the line of Lot 67; thence running with the common line with said Lot, S. 08-11 E. 175 feet to a point on the edge of Paris View Drive; thence running with the edge of said Drive, S. 81-49 W. 100 feet to a point on the edge of said Drive, the point of Beginning.

The within property is the identical property conveyed to Brown Enterprises of S.C., Inc., by deed of Maxine Raines, dated April 4, 1980, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1123, at Page 478.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONALD S. WATERSLEY  
R.H.C.  
STAMP

14328 W. 23