

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

THIS MORTGAGE (herein "Instrument") is made this 5th day of April, 1984, between the Mortgagor/Grantor, Eugene L. Young and Nancy H. Young whose address is 11 E. Woodburn Drive, 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 P.O. Box 11900, Columbia, SC 29211 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-four Thousand and no/100's (\$74,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 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 May 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 \_\_\_\_\_, 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:

property located in Greenville County, State of South Carolina: \*Delete bracketed material if not completed.

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northerly side of East Woodburn Drive, being known and designated as Lot No. 45 on Plat entitled "Final Plat, Seven Oaks," as recorded in the RMC Office for Greenville County, S.C., in Plat Book "4 R" at Page 6, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 44 and 45, said iron pin being on the northerly side of East Woodburn Drive, and running thence N. 31-11 W. 146.35 feet to an iron pin, joint rear corner of Lots Nos. 44 and 45; thence turning and running S. 58-42 W. 90.6 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; running thence S. 33-20 E. 149.1 feet to an iron pin; thence with the northerly side of East Woodburn Drive, N. 56-53 E. 85 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor by Deed of even date to be recorded herewith.

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STATE OF SOUTH CAROLINA DEPARTMENT OF REVENUE TAX STAMP \$ 28.00