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

THIS MORTGAGE (herein "Instrument") is made this 25th day of April, 1984, between the Mortgagor/Grantor, Benson Hecker and Nelly M. Hecker whose address is 26 Crestline Road, Greenville, SC 29609 (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, South Carolina 29211 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-four Thousand Five Hundred and no/100 (\$64,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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, 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

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 with any improvements thereon lying and being situate in the County of Greenville, State of South Carolina being shown and designated as part of Lot 14, Lot 15 and Lot 16, Hillandale Heights on a plat entitled "Property of Benson Hecker and Nelly M. Hecker" and recorded in Plat Book 10 N, Page 33 in the RMC Office for Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Crestline Road, said iron pin being 1385.4 feet, more or less, from the intersection of Davidson Road and Crestline Road, and running thence N. 29-39 W. 414.50 feet to an iron pin; thence N. 27-59 E. 92.73 feet to an iron pin; thence S. 64-39 E. 414.60 feet to an iron pin; thence S. 12-42 W. 210.13 feet to an iron pin; thence, with Crestline Road N. 88-00 W. 74.97 feet to an iron pin; thence S. 62-13 W. 75.00 feet to an iron pin, thence S. 43-20 W. 37.50 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagee by deed of W. Clough Wallace and Mildred T. Wallace dated January 14, 1980 recorded January 15, 1980 in the RMC Office for Greenville County, South Carolina in Deed Book 1118 at Page 909.

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