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SOUTH CAROLINA DEED RECORDS

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

THIS MORTGAGE (herein "Instrument") is made this 29th day of June, 19 84, between the Mortgagor Grantor, Ann Marie Ledford

whose address is _____ (herein "Borrower"), and the Mortgagee, Security Federal Savings & 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 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Five Thousand and no/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 July 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 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 leasehold estate pursuant to a lease (herein "ground lease") dated N/A, 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 piece, parcel or lot of land, lying and being situate in Greenville County, State of South Carolina being shown and designated as Lot 40-1-5 on plat entitled "Property of Ann Marie Ledford" having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Avenue approximately 54.6 feet from the intersection of East Avenue and McGee Street and running thence S. 21-49 E. 157.1 feet to an iron pin; thence S. 80-00 W. 51.7 feet to an iron pin; thence S. 80-00 W. 51.7 feet to an iron pin; thence N. 21-45 W. 158.0 feet to an iron pin; thence N. 80-59 E. 51.7 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of S & L Investments, a Partnership as recorded in Deed Book 987 at Page 1215 in the RMC Office for Greenville County, South Carolina on June 29, 1984

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
26.00

SC 1017

SC

SC