

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

THIS MORTGAGE (herein "Instrument") is made this 3rd day of August, 1984, between the Mortgagor Grantor, Howard Stokes Waddell, III and Marlea Bramlett Rhem whose address is 704 E. Washington Street, Greenville, S. C. 29601 (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 Thousand and 00/100 (\$60,000.00) Dollars,

which indebtedness is evidenced by Borrower's note dated August 3, 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 August 1, 1996;

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 following described property located in Greenville County, State of South Carolina:

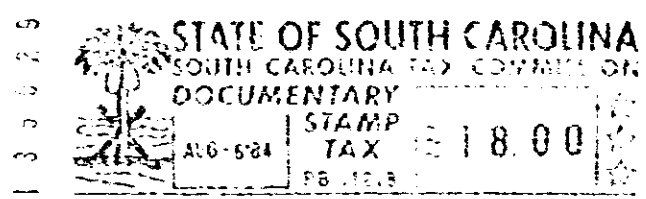
*Delete bracketed material if not completed.

ALL that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, being shown and designated as Lot 26 on a plat of Rowley Place, which plat is recorded in the RMC Office for Greenville County in Plat Book C-5, and also known as Property of Howard Stokes Waddell, III and Marlea Bramlett Rhem recorded in Plat Book 10V-75, reference to which plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by Deed of Aileen C. Greene, dated August 3, 1984, which Deed is to be recorded herewith in the RMC Office for Greenville County, S. C.

Mortgagee's address: P. O. Box 11900, Columbia, S.C. 29211

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