

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

THIS MORTGAGE (herein "Instrument") is made this 7th day of November, 19 84, between the Mortgagor Grantor, Balentine Brothers Builders, Inc. whose address is 2902 East North Street Extension, Greenville, South Carolina 29615 (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 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Thousand and No/100 (\$200,000.00) Dollars,

which indebtedness is evidenced by Borrower's note dated 7 November 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 12 months from date;

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

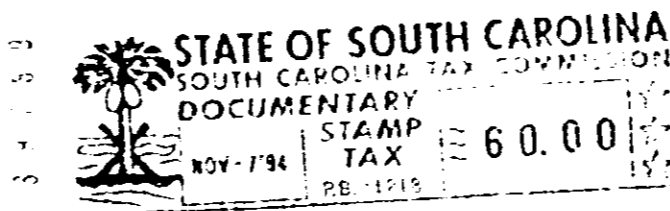
 , recorded in in and to*] the following described property located in Greenville County, State of South Carolina:

*Delete bracketed material if not completed.

All those certain pieces, parcels, or lots of land in the County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 96 through 118, inclusive, as shown on plat of Northwood, Section 4, recorded in the RMC Office for Greenville County, S. C., in Plat Book "10 M", at Page 51.

The within is the identical property heretofore conveyed to the mortgagor by deed of F. Clark Howell, recorded 29 December 1983, RMC Office for Greenville County, S. C., in Deed Book 1203, at Page 387.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 10148, Greenville, South Carolina 29603.



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