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

THIS MORTGAGE (herein "Instrument") is made this 26th day of August, 19 83, between the Mortgagor/Grantor, Henry H. Donehue and Jeweline H. Donehue whose address is Waterloo Circle, Greer, S. C. 29651 therein "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 Columbia, South Carolina therein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand and no/100----- Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 1983 (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 September 1, 2013;

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 therein "ground lease") dated , between

and , recorded in in and to*] the following described property located in County, State of South Carolina:
 *Delete bracketed material if not completed.

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 10 on plat of Boiling Springs Estates, recorded in Plat Book YY at pages 14 and 15 and as Property of Karl Brack, recorded in Plat Book SQ at page 55 and having such courses and distances as will appear by reference to the latter plat.

Being the same property conveyed by Karl Brack by deed recorded herewith.

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