

90-1025-102

FILED
SEP 12 1983
DONALD C. HENSLEY
R.R.C.

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

THIS MORTGAGE (herein "Instrument") is made this 12th day of September, 19 83, between the Mortgagor/Grantor, Matthew B. Bolton and Susan R. Bolton whose address is 101 Doverdale Road, Greenville, S. C. 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 Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 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 October 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 (herein "ground lease") dated n/a, 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 117 on plat of Brookfield East, Section 1, recorded in Plat Book 7 C at page 21 and also on plat of Property of Matthew B. Bolton and Susan R. Bolton, recorded in Plat Book 9-2 at page 67 and having such courses and distances will appear by reference to the latter plat.

Being the same property conveyed by Tommy C. Coalson and Mary E. Coalson by deed recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX = 24.00
SEP 12 1983

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