

FILED  
GREENVILLE S.C.  
JUN 1 1983  
JOHN R. MC  
R.M.C.

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

THIS MORTGAGE (herein "Instrument") is made this 8th day of December, 1983, between the Mortgagor Grantor, Curtis E. Elmore and Sylvia R. Elmore, whose address is 205 Gilder Creek Road, Greenville, SC 29607 (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 300 E. Washington Street, Greenville, SC 29601 (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 December 2, 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 January 1, 2014:

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 household estate pursuant to a lease therein "ground lease")~~ dated \_\_\_\_\_ 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 with all buildings and improvements thereon, situate, lying and being on the eastern side of Gilder Creek Drive in the Town of Mauldin, Greenville County, South Carolina, being known and designated as Lot No. 121 on a plat entitled FORESTER WOODS, SECTION II, made by R. W. Bruce dated March 17, 1975, recorded in the REC Office for Greenville County, South Carolina in Plat Book 4-X at Page 64, reference to said plat is hereby craved for the notes and bounds thereof.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed to the Mortgagors herein by general warranty deed of Joe G. Theason and recorded in the REC Office for Greenville County on December \_\_\_\_\_, 1983 in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_.

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