

GREENVILLE CO. S.C.
FEB 21 11 07 AM '84
DONNIE S. HANKERSLEY
R.H.C.

GREENVILLE CO. S.C.
FEB 21 11 07 AM '84
DONNIE S. HANKERSLEY
R.H.C.

VOL 1645 PAGE 359

VOL 1648 PAGE 800

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

THIS MORTGAGE (herein "Instrument") is made this 25 day of January, 19 84, between the Mortgagor/Grantor, Robert M. Shumaker and Joanne P. Shumaker whose address is 218 Devon Drive, Mauldin, South Carolina 29662 (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 7488, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 25, 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 February 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 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 97, Addition to Knollwood Heights, Sheets 1 and 2, as shown on plat thereof dated 3/23/68, prepared by Piedmont Engineers & Architects, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-F, at Page 17. Reference to said plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the mortgagors by deed of Albert E. Johnston and Susan C. Johnston of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
JAN 25 1984
30.00

100000

100000

