

560 E. Washington St.
Greenville, SC 29601

FILED
GENERAL OFFICE S.C.
RECORDS & DEEDS
SECTION
GREENVILLE COUNTY
SOUTH CAROLINA
R.H.C.

NOV 16 1984 PAGE 588
JAN 11 1984 VOL 1035 PAGE 365
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**MULTIPURPOSE MORTGAGE,
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT
(SECURITY FOR CONSTRUCTION LOAN AGREEMENT)**

THIS MORTGAGE (herein "Instrument") is made this 10th day of January, 19 84, between the Mortgagor/Grantor, John L. Jolly, Donna L. Jolly, and Dorothy L. Jolly whose address is Greenville, South Carolina (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 500 E. Washington Street, Greenville, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six Thousand, One Hundred and No/100 (\$36,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 10, 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, 2009;

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 leasehold estate pursuant to a lease (herein "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.

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ESTD
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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 29, Block F, of Kanatenah Subdivision, as shown on plat prepared by Richard D. Wooten, Jr., dated January 9, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10-G at Page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern intersection of East Fairs Road and McCuen Street and running thence with the said McCuen Street, S. 26-42 E. 154.01 feet to an iron pin; thence turning and running along the rear line of Lot 29, S. 63-37 W. 50.0 feet to an iron pin, joint rear corners of Lots 28 and 29; thence turning and running along the common line of said Lots, N. 26-42 W. 153.98 feet to an iron pin on East Fairs Road; thence turning and running along said Road, N. 63-35 E. 60.0 feet to an iron pin, the point of beginning.

THIS begin the same property conveyed to the mortgagors herein by deed of Anthony B. Christopher and Yvonne S. Christoph, of even date, to be recorded herewith.

10:00CT
3:00CD
ML 1017 Rev. 6/83

STATE OF SOUTH CAROLINA
RECORDS & DEEDS
DOCUMENTARY
STAMP
JAN 11 1984
TAX

4328-11-21