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

January 10 8	strument") is made this 10th day of
17	between the Mortgagor/Grantor, John L. Jolly,
Donna L. Jolly, and Dorothy L.	Jolly
whose address isGreenville, S	South Carolina
(herein "Borrower"), and the Mortgag of South Carolina	cc, <u>Security Federal Savings and Loaa Association</u> , a Savings and Loan Association
organized and existing under the laws o	of the United States of America, whose address is .500 E. Washing-
ton Street, Greenville, South	Carolina 29601 (herein "Lender").
WHEREAS, Borrower is indebte	d to Lender in the principal sum of Thirty-six Thousand, One
- Hundred and No/100 (\$36.100.0	(0) Dollars,
which indebtedness is evidences by Born	rower's note datedJanuary 10, 1984
(herein "Note"), providing for the repa	syment of principal and the payment of interest, with the balance of the
indebtedness if not sooner paid, due a	nd payable onFebruary 1, 2009 ; repayment of the indebtedness evidenced by the Note, with interest thereon,
and all renewals extensions and modificat	tions 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 Borrowell	r 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 i	nterest 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	l assign to Lender and Lender's successors and assigns [the leasehold estate
pursuant to a lease (herein "ground lea	se'') dated, between
and	
, rec	orded in in and to*1 the following described
Greenvil	in and to*] the following described  County, State of South Carolina:
*Delete bracketed material if not comple	
Therete bracketed material it not compa	titu.
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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 Gree	or lot of land situate, lying and being in the State of enville, being known and deisngated as Lot 29, Block F,
South Carolina, County of Gree of Kanatenah Subdivision, as s	enville, being known and deisngated as Lot 29, Block F, shwon on plat prepared by Richard D. Wooten, Jr., dated
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