

Vol. 1830 - 745

RECORDED
APR 28 1984
COUNTY CLERK
R.M.C.

0745

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

THIS MORTGAGE (herein "Instrument") is made this 27th day of April, 19 84, between the Mortgagor/Grantor, Linda L. Unger

whose address is 11 Conley Street, Greenville, S. C. 29605 (herein "Borrower"), and the Mortgagee, Security Federal Savings & 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 East Washington St., Greenville, S. C. 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand and 00/100 (\$27,000.00) Dollars,

which indebtedness is evidenced by Borrower's note dated April 27, 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 June 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 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.

All that certain piece, parcel, or lot of land with the buildings and improvements thereon, situate, lying and being on the Easterly side of Conley Street, near the City of Greenville, S.C.; being shown as Lot No. 23, Section 2, Belmont Heights, a plat of which is recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book GG, Pages 54-55, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the Easterly side of Conley Street at the joint front corner of Lots 22 and 23, and running thence with the joint line of said lots N. 65-17 E. 197.3 feet to an iron pin in the line of Lot 38; thence turning and running with the line of said lot N. 7-05 W. 12.3 feet to an iron pin; thence turning and running N. 23-00 W. 88.2 feet to an iron pin at the joint rear corner of Lots 23 and 24; thence turning and running with the line of said lots S. 65-17 W. 203.5 feet to an iron pin on the easterly side of Conley Street; thence turning and running with the Easterly side of Conley Street S. 24-43 E. 100 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor herein by Deed of Robert Pierce Unger, dated April 27, 1984, to be recorded herewith in Deed Book 1211, at Page 420, and devised to the Mortgagor by Will of Helen G. Unger, deceased, said Will being probated in Judge of Probate's Office in Apartment 1541, at File 12.

13.00
ML 1017 Rev. 6/83

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP TAX \$10.80

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