

OFFICE FILED
REAL ESTATE MORTGAGE

BOOK 1528 PAGE 200

JUN 13 PM '80
R. M. BERSLEY

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)	MORTGAGEE/LENDER
Donald V. & Diane Hindman Rt 7, Honeysuckle Lane Greenville, South Carolina	Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, South Carolina 29607

Account Number(s) 40321-2 Amount Financed \$3,938.03 Total Note \$6,000.00

KNOW ALL MEN BY THESE PRESENTS, that the said Borrower, in consideration of the debt referred to by the account number(s) and amount financed above, and of the sum of money advanced thereunder, which indebtedness is evidenced by Borrower's note bearing the date 1st day of December, 1980, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 6th day of December, 1985; and in the further consideration of (1) all existing indebtedness of Borrower to Lender (including, but not limited to, the above-described advances), evidenced by promissory notes and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any time not to exceed Fifty Thousand and no/100 Dollars (\$50,000.00), plus interest thereon, attorney's fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorney's fee of not less than fifteen per centum of the total amount due thereon and charges as provided in said note(s) and herein, the undersigned Borrower does hereby mortgage, grant and convey to Lender, and by these presents does hereby grant, bargain, sell, convey and mortgage, in fee simple, unto Lender, its successors and assigns the following described property:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, at the southeastern corner of the intersection of Honeysuckle Lane (also known as Little Creek Drive) and Hester Drive and being shown on a plat entitled "PLAT OF S. PERRY HESTER ESTATE" recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 47 and being shown on a more recent plat entitled "PROPERTY OF DONALD V. HINDMAN AND DIANE W. HINDMAN", prepared by Carolina Surveying Company, dated April 1, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7W at Page 72 and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantors herein by deed from Roy H. Hester and Ruby H. Hester recorded in the RMC Office for Greenville County in Deed Book 1082 at Page 812 on July 10, 1978.

OFFICE OF THE CLERK OF COURT
COUNTY OF GREENVILLE
RECORDED
DOCUMENT LITIGATION
STAMP
JUN 13 1980



together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, water stock and all fixtures now or hereafter attached to the property, all of which, including replacements or additions thereto, shall be deemed to be and remain a part of the property covered by this mortgage; and all of the foregoing, together with said property (or the leasehold estate if this mortgage is on a leasehold), are referred to as the "property". DERIVATION: Title passed from _____

Stephen T. Griffin and Tonda Griffin
to the Borrower by Deed, recorded April 2, 1980,
in the Office of the Clerk of Court
for Greenville County in Volume 1123
at 269

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.
Borrower covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that he has good, right and lawful authority to sell, convey, mortgage or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except: (If none, so state.)

First Federal Savings & Loan Association assigned to North Carolina National Bank

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