

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

S.C.  
12th '80  
WISLEY

MORTGAGOR(S)/BORROWER(S)  
Howard Scurry and Hassie M. Scurry  
107 Carlton Drive  
Mauldin, South Carolina

MORTGAGEE/LENDER  
Sunamerica Financial Corporation  
33 Villa Rd Suite 201  
Greenville, South Carolina 29606

Account Number(s) 40326-1

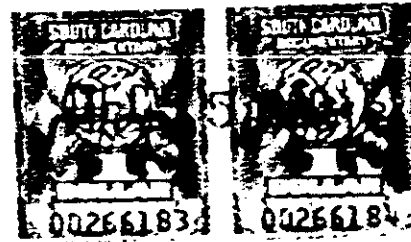
Amount Financed \$16,069.51 Total Note \$25,920.00

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 12th day of December, 19 80, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 18th day of December, 19 80; 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 dollars 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 in the Town of Mauldin, County of Greenville, State of South Carolina, on Carlton Drive, being shown and designated as Lot No. 18, on plat of Section 1, Pine Valley Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "MM", at Page 138.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises. -799 - M6.2 - 1 -131

The within is the identical property heretofore conveyed to the grantors by deed of Kenneth George Wood and Mary Ann Wood, by deed recorded 1 June 1971, RMC Office for Greenville County, S. C., in Deed Book 916, at Page 543.



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 \_\_\_\_\_

William S. Yess and Jean P. Yess

the Borrower by Deed, recorded 2/24, 1977  
in the office of the R.M.C. Office  
for Greenville County in Volume 1051  
at Page 596

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 said parcel, and that the premises are free and clear of all liens and encumbrances whatsoever (if any, as stated).

Collateral Investment Co.  
First Union Mortgage Corporation

0534

4326 RV-2