

REAL ESTATE MORTGAGE
GRANTOR - LEE CO. S. C.

300-1530 PAGE 816

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

JAN 23 3 22 PM '81
DONNIE TAMMERSLEY

MORTGAGOR(S)/BORROWER(S)

Carol S. Anderson
122 Woodcliff Court
Simpsonville, S. C.

MORTGAGEE/LENDER

Sunamerica Financial Corporation
33 Villa Rd Suite 201
Greenville, S. C.

Account Number(s) 403287

Amount financed \$11,923.86 Total Note \$22,080.00

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 23rd day of January, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 28th day of January, 1980; 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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on Woodcliff Court, in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 14 on a plat of WOODCLIFF made by Piedmont Engineers & Architects dated June 23, 1971 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-N at page 44, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the grantors herein by deed of Gary A. Paulson and Linda H. Paulson recorded in Deed Book 1046 at page 582 on November 22, 1976, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agrees to pay Greenville County and Town of Simpsonville property taxes for the tax year 1978 and subsequent years.

The Grantee herein agrees and assumes to pay in full that certain note and mortgage given to Aiken-Speir, Inc. in the original sum of \$35,500.00 recorded in Mortgage Book 1383 at page 456 in November 22, 1976, covering subject property, which has a present balance due in the sum of \$35,150.48.

The grantors herein hereby transfer, assign and set over unto the grantee herein all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the above referred to mortgage loan.

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 _____

Thomas A. Griesbach and Ellen Griesbach

to the Borrower by Deed, recorded 2/27, 1978,
in the Office of the R.M.C. Office
for Greenville County in Volume 1074
at Page 325

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.)

Aiken-Speir

Sunamerica Financial Corporation

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