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REAL ESTATE MORTGAGE

BOOK 1535 PAGE 958

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGOR(S)/BORROWER(S)
Thomas A. Gambrell and Janice O. Gambrell
Rt. 14, #18 Rosewood Drive
Greenville, South Carolina

MORTGAGEE/LENDER
Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, South Carolina 29607

Account Number(s) 403402

Amount Financed \$24,274.26

Note \$42,000.00

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 23rd day of March, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 30th day of March, 19 88; 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 situate, lying and being in Greenville County, South Carolina, on the southerly side of Rosewood Drive and being known and designated as Lot 66 on a plat of property of Pine Brook Forest Subdivision, Section I, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X at pages 48 and 49 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the southerly edge of Rose Wood Drive at the joint front corner of lots 66 and 67 and running thence along a line of lot 67, S. 16-35 E., 150.0 feet to a point; thence along a line of Lot 63, N. 73-25 E., 125.0 feet to a point; thence along a line of lot 64 and 65, N. 16-35W., 150.0 feet to a point on the southerly edge of Ross Wood Drive; thence along the southerly edge of Rose Wood Drive, S. 73-25 W., 125.0 feet to the beginning corner.

This property is conveyed subject to all easements, restrictions, and rights of way, if any, affecting the above described property.

Mortgagor's Address: Rt. 14, #18 Rosewood Drive, Greenville, South Carolina



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 _____

Joe T. Evans and Rebecca S. Evans

to the Borrower by deed dated June 13, 1977, recorded July 5, 1977

at the Office of the Clerk of Court

for Greenville County in Deed Book 1059

at Page No. 839

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.)

Palmetto Savings & Loan Assn.
Sunamerica Financial Corp.

0.958

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