

REAL ESTATE MORTGAGE

BOOK 1538 PAGE 665

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

GREENVILLE CO. S.C.

APR 17 2 44 PM '81

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Walter Edward Irvin, Jr. & Kay M. Masters
Fairview Township
Greenville County, South Carolina

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, South Carolina 29606

Account Number(s) 40348-5

Amount Financed \$8,663.66 Total NOTE \$13,200.00

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 15th day of April, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 22nd day of April, 1986; 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 tract of land lying, being and situate in the County and State aforesaid, and in Fairview Township near the Town of Fountain Inn, containing a total amount of 2.12 acres (net 1.98 acres) according to a plat prepared by Gould and Associates, R.L.S., July 20, 1978, said plat entitled "Property of Kay M. Masters", and having, according to said plat, which is recorded in the R.M.C. Office for Greenville County, S.C., the following metes and bounds, to-wit:

BEGINNING at a nail and bottle top in the approximate center of the Wilson Bridge Road, at a distance of approximately 1/2 mile northeast of intersection of said Road with the Fairview Road, and running with the approximate center of said Wilson Bridge Road N. 69-44 E. 35 feet to a nail and bottle top in road; thence continuing with approximate center of said Road and running N. 64-32 E. 108.5 feet to another N & BT; thence 61-02 E. 100 feet to an old N & BT in approximate center of Wilson Bridge Road; thence leaving the Road and running with the joint line now or formerly of McLawhorn N. 8-01 E. 417.6 feet to new iron pin on line now or formerly of McLawhorn, joint corner with other property now or formerly of Charles M. Masters and Vickie Diane Masters; thence with joint line of said Masters S. 81-45 W. 208.5 feet to a new iron pin, corner with private drive of Charles M. Masters; thence with joint line of said private drive S. 8-08 W. 498.2 feet to a nail in bottle top, in the approximate center of the Wilson Bridge Road, the beginning point; and bounded by said Wilson Bridge Road; property now or formerly of McLawhorn; property now or formerly of Charles M. and Vickie Diane Masters; and said Masters' private drive.

Mortgagors' Address: Fairview Township, Greenville County, 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 1. Kay M. Irvin (formerly Kay M. Masters) and 2. Charles S. Masters

to the Borrower by deed dated 1. January 23, 1980 recorded 1. January 23, 1981
2. August 19, 1978, recorded 2. August 24, 1978

in the Office of the Clerk of Court
at Greenville County in 1. Deed Book 1141, Page 428 and
2. Deed Book 1086, Page 58.

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 state, 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.)

None

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