

REAL ESTATE MORTGAGE
S.C.

1510 037

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 09 PH '81
MERSLEY
R.M.C.

MORTGAGOR(S)/BORROWER(S)

Charles B. Sullivan, Jr. and Patricia B. Sullivan
122 Stoneybrook Trail
Mauldin, South Carolina 29662

MORTGAGEE/LENDER

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

Account Number(s) 40352-7

Amount Financed \$11,661.38 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 12th day of May, 1981, 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 May, 1989; 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 44 as shown on a plat of BROOKSIDE, Sec. II, recorded in plat book 5-D page 24 of the RMC Office for Greenville County, S.C., and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the north side of Stoneybrook Trail, the joint front corner of Lots Nos. 43 & 44; thence with the joint line of said lots N. 21-50 W. 178.4 feet to an iron pin; thence turning N. 75-38 E. 129.8 feet to an iron pin joint rear corner of Lots Nos. 44 & 45; thence with the joint line of said lots S. 8-24 E. 176.7 feet to an iron pin on the north side of Stoneybrook Trail; thence with the north side of Stoneybrook Trail S. 74-53 W. 88.2 feet to the point of beginning.

Borrowers' Address: 122 Stoneybrook Trail, Mauldin, South Carolina 29662.



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 _____

Donald E. Baltz, Inc.

to the Borrower by deed dated September 6, 1978, recorded September 6, 1978,

in the Office of the Clerk of Court

for Greenville County in Deed Book 1086

at Page 840

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 and Loan Association

Sunamerica Financial Corporation

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