

REAL ESTATE MORTGAGE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
MAY 10 10 PM '81
MORTGAGE DEPARTMENT
GREENVILLE S.C.

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Bruce E. Middleton and Kathy E. Middleton
117 Brookway Drive
Greenville, South Carolina

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

Account Number(s) 40351-9

Amount Financed \$7088.45 Total Note \$10,800.00

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 11th day of May, 19 81, 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, 19 86; 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 on the northwestern side of Brookway Drive, in the City of Greenville, County of Greenville, State of South Carolina, and being shown and designated as Lot 17 and a strip off the western portion of Lot No. 18 of Block D, GROVE PARK, as shown on Plat recorded in the RMC Office for Greenville County, S.C., in Plat Book "J", at Pages 68 and 69, and having, according to a recent survey made by Carolina Surveying Co. dated December 14, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Brookway Drive, joint corner of Lots Nos. 16 and 17 and running thence with the joint line of said Lots N. 44-55 W. 199.8 feet to a stake; thence N. 45-27 E. 40.5 feet to a stake in rear line of Lot No. 18; thence through the line of Lot No. 18 S. 47-19 E. 189.8 feet to an iron pin on the northwestern side of Brookway Drive; thence with said Drive the following courses and distances; S-26-17 W. 33.5 feet and S. 48-20 W. 16.5 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

Borrowers' Address: 117 Brookway 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 _____

Elizabeth Perry Byers

to the Borrower by deed dated December 21, 1976, recorded December 21, 19 76.

in the Office of the Clerk of Court

for Greenville County in Deed Book 1048

at Page 248

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.)

Lincoln Home Mortgage Company, Inc., assigned to Bowest Corporation

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