

GREENVILLE CO. S.C.  
REAL ESTATE MORTGAGE

BOOK 1543 PAGE 26

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
JAMES STANFORD

MORTGAGOR(S)/BORROWER(S)  
Reynold Thomason, Jr. and Beverly Thomason  
Route 14 Ashmore Bridge Road  
Greenville, South Carolina

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

Account Number(s) 40358-4 Amount Financed \$9426.60 Total Note \$15,480.00

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 29th 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 5th day of June, 19 87; 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 in the County of Greenville, State of South Carolina being shown and designated as Lot No. 6 on a plat entitled Tar Acres recorded in the R.M.C. Office for Greenville County in Plat Book HHH at Page 173 and having the following metes and bounds, to-wit:

BEGINNING at a point on Ashmore Bridge Road at the joint corner of Lots 6 and 7 and running thence N. 1-34 E., 275 feet; thence N. 88-26 W., 126.3 feet; thence S. 3-25 W., 275 feet to Ashmore Bridge Road; thence along said Road, S. 88-26 E., 136 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being on the northern side of Ashmore Bridge Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a portion of Lot No. 5 of Tar Acres, recorded in the R.M.C. Office for Greenville County in Plat Book PPP at Page 13 and being more particularly described as Lot 5-B, containing 0.43 acre, on a plat of Property of P. Warren McLeod and Arthur W. & Joyce A. Irvin, Greenville County, South Carolina made by T. H. Walker, Jr., January 11, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 4-H at Page 199 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Ashmore Bridge Road, joint front corner of Lots 5-A and 5-B and running thence along the common line of said lots N. 3-25 E., 275 feet to an iron pin in the line of Lot 16, joint rear corner of Lots 5-A and 5-B; thence running along the line of Lot 16, S. 86-35 E., 68 feet to an iron pin, joint rear corner of Lots 5-B and 6; thence running along the common line of said lots S. 3-25 W., 275 feet to an iron pin on the north side of Ashmore Bridge Road; thence along the said Ashmore Bridge Road N. 86-35 W., 68 feet to the point of beginning.

BORROWERS' ADDRESS: Route 14 Ashmore Bridge Road, 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 \_\_\_\_\_

Arthur W. Irvin and Joyce Ann M. Irvin

to the Borrower by deed dated November 2, 1977, recorded November 10, 1977,

in the Office of the Clerk of Court

for Greenville County in Deed Book 1068

at Page 258

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

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