

REAL ESTATE MORTGAGE

FILED  
GREENVILLE CO. S. C.  
JUN 10 10 58 AM '81  
DONALD W. BERSLEY  
CLERK

BOOK 1543 PAGE 845

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

MORTGAGOR(S)/BORROWER(S)

Alvin T. McKinney  
1314 Scott Drive  
Greenville, South Carolina

MORTGAGEE/LENDER

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

Account Number(s) 40362-6

Amount Financed \$8,269.85 Total Note \$12,600.00

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 10th day of June, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 17th day of June, 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 certain piece, parcel or tract of land situate on the southern side of Scott Avenue in the County of Greenville, State of South Carolina being shown as a portion of LOT 5 and all of LOT 6 on a plat of the property of Emory Scott dated November 1937, revised October 1958, prepared by Dalton & Neves, recorded in Plat Book SS at page 26 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point near the center of Scott Avenue at the corner of property now or formerly belonging to John W. McKinney, which point is S 71-15 E 774.4 ft. from the intersection of Staunton Bridge Road and Scott Avenue and running thence with Scott Avenue S 71-15 E 285.6 feet to an iron pin at the joint corner of Lot 6 and Lot 7; thence S 22-40 W 292.8 feet to an iron pin; thence N 65-20 W 286.5 feet to an iron pin at the corner of McKinney property; thence with the McKinney property N 18-45 E 263 feet to the point of beginning.

Mortgagor's Address: 1314 Scott 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 \_\_\_\_\_

(1) Eleanor Gambrell Harrison (2) Zelma Gambrell (3) James Roland Gambrell

to the Borrower by deed dated February 6, 1978, recorded March 8, 1978,

in the Office of the Clerk of Court

for Greenville County in Deed Book 1074

at Pages 988, 989, and 990

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  
Zelma Gambrell  
Judgment #81-2929

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