

REAL ESTATE MORTGAGE

1514 PAGE 185

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

WILLIAM W. WERSLEY

MORTGAGOR(S)/BORROWER(S)
Earl H. Hamilton and Gayle B. Hamilton
6 North Chastain Drive
Greenville, South Carolina

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

Account Number(s) 40365-9 Amount Financed \$5,631.38 Total Note \$8,580.00

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 June, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 19th day of June, 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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Chastain Drive in Greenville County, S. C., being shown and designated as Lot No. 13 as shown on a plat entitled MAPLE ACRES made by C. O. Riddle dated June 1953 recorded in the RMC Office for Greenville County, S.C. in Plat Book FF at page 111, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the grantor by deed of Robert F. Moore recorded October 11, 1976 in Deed Book 1044 at page 363 and is the same conveyed to the grantor by deed of Horace Mauldin recorded on January 25, 1971 in Deed Book 907 at page 185, and is hereby conveyed subject to all rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.



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 Mary Ann W. Moore to the Borrower by deed dated 1/17/79, recorded 1/18, 1979, in the Office of the R.M.C. for Greenville County in Deed Book 1095 at Page 565.

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.)

Collateral Investment Corp.