

REAL ESTATE MORTGAGE

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PM '81
RSLEY

MORTGAGOR(S)/BORROWER(S)

Charles Hawthorne and Edna J. Hawthorne
221 Jacqueline Road
Greenville, South Carolina

MORTGAGEE/LENDER

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

Account Number(s) 403709 Amount Financed \$9845.07 Total Note \$15,000.00

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 2nd day of July, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10th day of July, 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, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 13 and 13-A of the revised Map No. 1 of Franklin Hills Subdivision, according to a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book DDD, Page 95, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Jacqueline Road at the joint front corner of Lots Nos. 12 and 13, and running thence with the joint line of said lots, N 45-27 W 208.8 feet to an iron pin; thence S 66-53 W 152.2 feet to an iron pin in the joint rear corner of Lots Nos. 16 and 13-A; thence with the line of Lots Nos. 16 and 14, S 61-59 E 285.2 feet to an iron pin in the joint front corner of Lots Nos. 14 and 13 in the northern side of Jacqueline Road; thence with the northern side of Jacqueline Road, N 37-49 E 60 feet to the point of beginning.

Borrowers' Address: 221 Jacqueline 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 _____

Jeff R. Richardson, Jr.

by the Borrower by deed dated February 24, 1966, recorded February 24, 1966, in the Office of the Clerk of Court for Greenville County in Deed Book 792 at Page 477.

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.)

Cameron-Brown and Company - Assigned to Federal National Mortgage Association

Sunamerica Financial Corporation

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