

AUG 17 3 28 PM '81

REAL ESTATE MORTGAGE

BOOK 1550 PAGE 170

DONNIE TANKERSLEY

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Conrad W. Sanders and Melle P. Sanders
13 Roberta Drive
Greenville, South Carolina

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

Account Number(s) 40386-5

Amount Financed \$28859.20 Total Note \$62,400.00

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 17th day of August, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 24th day of August, 19 91; 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 lot of land in Greenville County, State of South Carolina, being designated as lot 7 on plat # 3 of Cherokee Forest, prepared by J. Mac Richardson, RLS, in January 1959, recorded in the RMC office for Greenville County in Plat Book QQ at Pages 36 and 37, and described as follows:

BEGINNING at an iron pin on the northern side of Roberta Drive, the joint front corner of lots #6 and 7, and running thence with the line of lot 7, N. 10-31 E. 271.9 feet to an iron pin; thence turning and running S. 85-29 E. 100.55 feet to an iron pin; thence S. 10-31 W. 282.4 feet to an iron pin on the northern side of Roberta Drive; thence with Roberta Drive, N. 79-29 W. 100 feet to an iron pin, the point of beginning.

BORROWERS' ADDRESS: 13 Roberta 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 _____

Joseph Grimshaw and Mary A. Grimshaw

to the Borrower by deed dated July 25, 1962, recorded August 1, 1962,

in the Office of the RMC

for Greenville County in Deed Book 703

at Page 358

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.)

Fidelity Federal Savings and Loan Association
Bank of Greer

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