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GREENVILLE CO. S. C.

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REAL ESTATE MORTGAGE

BOOK 1551 PAGE 387

DONNIE J. BANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

MORTGAGOR(S)/BORROWER(S)	MORTGAGEE/LENDER
Owen Perkins 106 Glendale Street Greenville, South Carolina	Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, South Carolina 29606

Account Number(s) 40388-1	Amount Financed \$12,495.73	Total Note \$20,520.00
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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 28th day of August, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 4th day of September, 1987; 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 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 lot of land with the buildings and improvements thereon, lying and being on the easterly side of Glendale Street, near the City of Greenville, S.C., and being designated as Lot No. 18 and the northerly one-half of Lot No. 17 on plat of Glendale Heights recorded in the RMC Office for Greenville County, S.C. in Plat Book KK page 143, and having according to a more recent survey made by R. K. Campbell dated July 31, 1967, the following metes and bounds, to-wit:

Beginning at iron pin on the easterly side of Glendale Street, joint front corner of Lots 18 and 19 and running thence along the common line of said lots N. 83-15 E. 130 feet to an iron pin; thence S. 6-45 E. 105 feet to an iron pin in the center of the rear line of Lot No. 17; thence on a line through the center of Lot No. 17 S. 83-15 W. 130 feet to an iron pin on the easterly side of Glendale Street; thence along the easterly side of said street N. 6-45 W. 105 feet to the point of beginning.

This lot is conveyed subject to any recorded restrictions, easements or rights of way or those shown on the ground.

BORROWER'S ADDRESS: 106 Glendale Street, 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 \_\_\_\_\_  
Monroe O. Christian  
to the Borrower by deed dated November 26, 1971, recorded November 29, 1971,  
in the Office of the R.M.C.  
Greenville County in Deed Book 930  
for Page 533  
at \_\_\_\_\_

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.)

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