

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.
SEP 9 2 27 PM '81
DUNN
H.C. WYERSLEY

MORTGAGOR(S)/BORROWER(S)

Linda G. Street
Route 3, White Horse Road
Greenville, South Carolina

MORTGAGEE/LENDER

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

Account Number(s) 40390-7

Amount Financed \$14,570.70 Total Note \$22,200.00

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 8th day of September, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 14th day of September, 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 situate, lying and being in Greenville County, South Carolina, and being shown as Lot 27-A, Section Four, on a plat of the revision of lots 25, 26, 27, and 28, Section Four, of Richmond Hills, which revision is dated June 23, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-K at Page 155, and having according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of White Horse Road at the joint front corner of Lots 26 and 27-A and running thence N. 29-18 E. 205.9 feet to an iron pin; thence N. 51-07 W., 20 feet to an iron pin; thence N. 76-50 W., 72.7 feet to an iron pin; thence S. 30-48 W., 169.6 feet to an iron pin on the northeasterly side of White Horse Road; thence with said Road, S. 50-57 E., 6 feet and S. 48-53 E., 90 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

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) J. Frank Williams (2) Martin P. Street

to the Borrower by deeds, recorded (1) June 27, 1972 ~~XXXXXXXXXX~~,

in the Office of the R.M.C. (2) September 30, 1980

for Greenville County in (1) Deed Book 947, Pg. 197 and

(2) Deed Book 1134, Pg. 533

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.)

Carolina Federal Savings and Loan Association

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