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REAL ESTATE MORTGAGE

SEP 17 12 41 PM '81

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)

Richard L. Long and Nancy N. Long
202 Chantilly Drive
Greenville, South Carolina 29615

MORTGAGEE/LENDER

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

Account Number(s) 40393-1

Amount Financed \$35,491.17 Total Note \$67,200.00

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 16th day of September, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 23rd day of September, 19 89; 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, on the Southwestern edge of Chantilly Drive and being known and designated as lot 134 on a plat of Sector III of Botany Woods recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR at Page 37 and having according to said plat the following metes and bounds:

Beginning at a point on the Southwestern edge of Chantilly Drive at the joint front corner of lots 133 and 134 and running thence along a line of Lot 133, S. 30-02 W. 150.0 feet to a point; thence along a line of Lot 132, S. 7-33 W. 173.4 feet to a point; thence N. 83-02 E. 150.0 feet to a point; thence along a line of Lot 135, N. 12-24 E. 261.1 feet to a point on the Southwestern edge of Chantilly Drive; thence with the curve of the Southwestern edge of Chantilly Drive the chord of which is N. 75-12 W. 110.0 feet to the beginning corner.

This property is subject to existing easements, restrictions and rights-of-ways upon or 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 _____

Merrill Lynch Relocation Management, Inc.

to the Borrower by Deed Dated 11-9-78, recorded 12-15, 19 78.

in the Office of the Clerk of Court

for Greenville County in Deed Book 1093

at Page 808

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

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