

GRAND FILED  
 S. C. S. C.  
 REAL ESTATE MORTGAGE  
 11 30 AM '81  
 DONALD W. WALKERSLEY  
 R.M.C.

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STATE OF SOUTH CAROLINA  
 COUNTY OF Greenville

MORTGAGOR(S)/BORROWER(S) P.  
 Brenda H. Wilson n/k/a Brenda Huff  
 525 Sellwood Circle  
 Simpsonville, South Carolina

MORTGAGEE/LENDER  
 Sunamerica Financial Corporation  
 33 Villa Road, Suite 201  
 Greenville, South Carolina 29607

Account Number(s) 40396-4 Amount Financed \$11,661.38 Total Note \$22,080.00

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 7th day of October, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 15th day of October, 1989; 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 lot of land situate on the western side of Sellwood Circle in the County of Greenville, State of South Carolina, being shown as lot no. 269 on a plat of Westwood Subdivision, Section III, dated June 21, 1971, prepared by Piedmont Engineers and Architects, recorded in Plat Book 4N at Page 30 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Sellwood Circle at the joint front corner of Lot 268 and Lot 269 and running thence with lot 263 N. 37-36 W. 144.5 feet to an iron pin at the joint rear corner of Lot 268 and Lot 269; thence with Lot 272 and Lot 271 N. 2-32 E. 86 feet to an iron pin at the joint rear corner of Lot 269 and Lot 270; thence with Lot 270 S. 87-36 E. 144 feet to an iron pin on Sellwood Circle; thence with said Circle S. 2-07 W. 86 feet to the point of beginning.

This property is conveyed subject to all restrictions, zoning ordinances, rights of way and easements of record and on the ground which affect said property.

Borrower's Address: 525 Sellwood Circle, Simpsonville, 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 the mortgage is on a leasehold), are referred to as the "property". DERIVATION: Title passed from \_\_\_\_\_

Donnie K. Bungardner and Mary J. W. Bungardner

The Borrower by deed dated January 4, 1974, recorded January 8, 1974, in the Office of the Clerk of Court for Greenville County in Deed Book 991 at Page 788.

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

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