

1557-287

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

S. C.

14 '81

ERSLEY

MORTGAGOR(S)/BORROWER(S)
Harry L. Edwards and Suzanne C. Edwards
106 Ridgeland Drive
Greenville, South Carolina

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

Account Number(s) 40401-2 Amount Financed \$40,314.99 Total Note \$98,640.00

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 6th day of November, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 16th day of November, 19 93; 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 piece, parcel or lot of land situate on the Western side of Ridgeland Avenue in the City of Greenville, Greenville County, State of South Carolina, being known and designated as Lot 29 on a plat of Cleveland Terrace, recorded in Plat Book G at page 210, and having according to said plat the following metes and bounds:
BEGINNING at an iron pin on the Western side of Ridgeland Avenue, joint front corner of Lots 28 and 29 and running thence along Ridgeland Avenue, S. 13-13 W. 80 feet to a pin at the corner of Lot 30; thence with the line of Lot 30, S. 80-23 W. 162 feet to a pin in line of land of Cleveland Park; thence with the land of Cleveland Park, N. 8-39 E. 82 feet to a pin at the corner of Lot 28; thence with the line of Lot 28, S. 79-40 E. 168.5 feet to the point of Beginning.



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 Elizabeth Smith Dyke
to the Borrower by deed dated April 12, 1963, recorded May 1, 19 63,
in the Office of the Clerk of Court
for Greenville County in Deed Book 721
at Page 524

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 for 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 stated.)
Fidelity Federal Savings and Loan Association

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