

FILED
 REAL ESTATE MORTGAGE
 S.C.

NOV 18 3 45 PM '81

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville
 H. STANLEY
 M.C.

MORTGAGOR(S)/BORROWER(S)

John S. George, Jr. and Jewell P. George
 Route 14, Pruitt Drive
 Greenville, South Carolina

MORTGAGEE/LENDER

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

Account Number(s) 40406-1

Amount Financed \$33,780.83 Total Note \$59,640.00

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 19th 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 27th day of November, 19 88; 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, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 9 of a subdivision known as Green Lake Acres, according to a plat thereof prepared by H. C. Clarkson, Jr., July 23, 1965, revised December 1965 and recorded in the R/C Office for Greenville County in Plat Book JJJ at page 115 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pruitt Drive at the joint front corner of Lots 9 and 10 and running thence with the joint line of said lots N83-48 W 637.9 feet to an iron pin located 4 feet from the eastern edge of the lake; running thence along the lake as the property line, N25-16 E 100 ft. to an iron pin located 2 feet from the edge of said lake at the joint rear corner of Lots 8 and 9; thence with the joint line of said lots N 74-35 E 779.5 feet to an iron pin on the western side of Pruitt Drive, joint front corner of Lots 8 and 9; thence with the western side of Pruitt Drive, the chords of which are: S 7-09 W 60.6 feet to an iron pin, S 14-34 W 153 feet to an iron pin, thence S 24-32 W 100 feet to an iron pin; and S 48-15 W 99.7 feet to the point of beginning.

Borrowers' Address: Route 14, Pruitt Drive, 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 _____

Matthew M. George and Cherie W. George

by deed dated November 17, 1978, recorded November 29, 1978,

in the Office of the Clerk of Court Greenville

for _____ County in Deed Book 1092

at Page 705

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.)

First Federal Savings & Loan Association

Union Home Loan Corp. of S. C.

Fidelity Federal Savings & Loan Association

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