

STATE OF SOUTH CAROLINA)
 COUNTY OF Greenville)

REC'D
 GR: ... CO. S. C.
 ... AM '81
 ... BERSLEY

MORTGAGOR(S)/BORROWER(S)
 John H. Hunter
 700 Arlington Avenue
 Greenville, South Carolina

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

Account Number(s) 40411-1 Amount Financed \$13,322.01 Total Note \$23,520.00

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 21st day of December, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 28th day of December, 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 at the Northwest intersection of Arlington Avenue and Sumner Street, and being known and designated as part of Lot No. 2, Block A, as shown on plat of said property, recorded in Plat Book A, pages 122-123, known as No. 700 Arlington Avenue, and more particularly described as follows:

BEGINNING at the northwest intersection of Arlington Avenue and Sumner St.; thence with Sumner Street N. 17-0 E. 150.1 feet to an iron pin on Sumner Street, corner of the lot conveyed to Thomas H. Pope (now or formerly property of Helen B. Carter); thence N. 72-58 W. 75 feet to a point; thence S. 17-0 W. 150.1 feet to the northern line of Arlington Avenue; thence along said line of Arlington Avenue S. 72-58 E. 75 to the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

Borrower's Address: 700 Arlington Avenue, 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 _____

to the Borrower by Harry L. Huffman and James D. Miller deed dated January 11, 1980, recorded January 14, 19 80 in the Office of the Clerk of Court for Greenville County in Deed Book 1118 at Page 879.

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 and Loan Association

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