

PM '82

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ERSLEY

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

David M. Kriegel
Route 5, Box 491
Simpsonville, South Carolina

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

Account Number(s) 404194

Amount Financed \$23,829.78

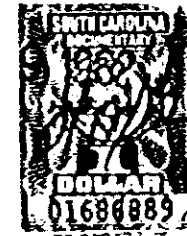
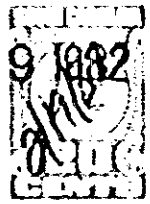
Total Note \$45,120.00

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 February, 1982, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 26th day of February, 1990; 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 with all improvements thereon lying, being and situate in Austin Township, County of Greenville, State of South Carolina, containing 10.96 acres, including roadways as set forth on plat and being more fully described in accordance with plat made for Thomas J. Brown dated February, 1971, by C. O. Riddle, R.L.S., to-wit:

BEGINNING at an iron pin in the center of Scuffletown Road at the intersection of a County Road and running thence along the center of said County Road, S. 85-0 W. 393.7 feet to a point in center of said road; thence with the center of said road, S. 88-09 W. 460.8 feet to an iron pin at the joint corner of property now or formerly of Catherine D. Carroll, Trustee; thence N. 10-38 W 160 feet to an iron pin; thence N. 51-26 W. 81.6 feet to an iron pin; thence, N. 89-35 W. 140 feet to an iron pin; thence N. 29-12 E. 711.2 feet to a point in Gilder Creek; thence with Gilder Creek as the line, (the traverse line being S. 36-42 E. 100.5 feet; S. 48-08 E. 100.5 feet S. 2-37 E. 39.1 feet; thence S. 42-25 E. 285 feet and N. 84-38 E. 248.1 feet to an iron pin near a bridge on Scuffletown Road); thence along said road, S. 21 -51 E. 437.9 feet to the point of beginning.

Borrowers' address: Route 5, Box 491, 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 this mortgage is on a leasehold), are referred to as the "property". DERIVATION: Title passed from Glenda B. Kriegel/Jimmy C. Tetreau and Beulah B. Tetreau*

to the Borrower by deed dated 1/20/77 (*10/3/75), recorded 1/22/77 (*7/26/76), XX in the Office of the Clerk of Court for Greenville County in Deed book 1050 (*1040) at page 150 (*165)

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.)

Family Federal Savings & Loan Assn.
Blue Ridge Prod. Credit Assn.

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