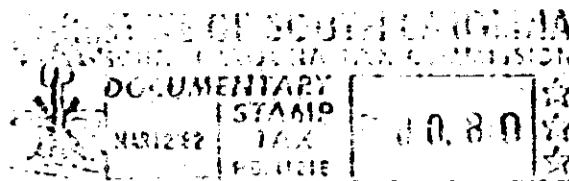


FILED  
GREENVILLE, S.C.

12 07 PM '82 REAL ESTATE MORTGAGE

BOOK 1555 PAGE 800

DUNN BANKERSLEY  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



MORTGAGOR(S)/BORROWER(S)	MORTGAGEE/LENDER
Stephen T. Piar, Jr. and Frances G. Piar Route 2, Ponderosa Drive Simpsonville, South Carolina	Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, South Carolina

Account Number(s) 404228 Amount Financed \$10,632.67 Total Note \$16,200.00

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 10th day of March, 1982, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 17th day of March, 1987; 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 Dollars 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 piece, parcel or lot of land situate, lying and being on the eastern side of Ponderosa Drive near the Town of Simpsonville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 3 on Plat entitled "Property of B. F. Reeves" prepared by C. O. Riddle, Engineer, dated June 5, 1970 and recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-F at Page 53, and also being known as Ponderosa Subdivision, and having according to said plat the following metes and bounds, to-wit.

BEGINNING at an iron pin on the eastern side of Ponderosa Drive at the joint front corner of Lots 3 and 4; and running thence with the common line of said lots N. 71-11 E. 270 feet to an iron pin; thence S. 19-51 E. 150 feet to an iron pin, the joint rear corner of Lots 2 and 3; thence with the common line of said lots S. 71-11 W. 274.9 feet to an iron pin on the eastern side of Ponderosa Drive; thence with the eastern side of Ponderosa Drive N. 17-59 W. 150 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.



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 Jerry D. Simmons and Betty O. Simmons to the Borrower by deed dated 8/22/75, recorded 8/22/75, in the Office of the Clerk of Court for Greenville County in Deed book 1023 at Page 38.

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.)

Greer Federal Savings & Loan Association  
Sunamerica Financial Corporation

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