

U.S.C.  
 REAL ESTATE MORTGAGE  
 2:06 PM '82  
 M.C. WILKINS

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STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

MORTGAGOR(S)/BORROWER(S)	MORTGAGEE/LENDER
Larry A. Foster 113 East Belvedere Greenville, South Carolina	Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, South Carolina

Account Number(s) 40427-7 Amount Financed \$6,252.40 Total Note \$8,880.00

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 5th day of May, 1982, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12th day of May, 1986; 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 piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of East Belvedere Road, in Gantt Township, near the city of Greenville, being shown and designated as Lot No. 39 of South Forest Estates, according to a plat made by Pickell and Pickell, Engineers, August 29, 1955, recorded in the RMC Office for Greenville County in Plat Book GG, Page 181 and a more recent plat of Larry D. Foster prepared by Richard Wooten Land Surveying Company dated September 14, 1978, recorded in the RMC Office for Greenville County in Plat Book 6-T, Page 58, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on East Belvedere Road joint front corner of Lots 39 and 40 and running thence with the common line of said Lots S. 57-25 W., 141.4 feet to an iron pin, joint rear corner of said Lots; running thence along the rear of Lot 39 N. 27-15 W., 90.4 feet to an iron pin, joint rear corner of Lots 38 and 39; running thence with the common line of said Lots N. 57-25 E., 132.9 feet to an iron pin on East Belvedere Road, joint front corner of said Lots; thence with said Road S. 32-35 E., 90.0 feet to an iron pin the point of beginning.

Borrower's Address: 113 East Belvedere, 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 Michael G. Burton to the Borrower by Deed Dated 9/15/78, recorded September 19, 1978 in the Office of the Clerk of Court for Greenville County County in Deed Book 1088 at Page 82

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.)

Collateral Investment Company

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