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REAL ESTATE MORTGAGE
S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MM '82
SLEY

MORTGAGOR(S)/BORROWER(S) Viola C. Melton Route 1 Simpsonville, SC	MORTGAGEE/LENDER Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, South Carolina
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Account Number(s) 40432-7	Amount Financed \$5,213.86	Total Note \$7,488.00
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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 11th day of June, 19 82, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 18th day of June, 19 80; 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 lot or tract of land lying in Butler Township, being shown as Lot No. 1 and Lot No. 2 on a plat of property of Rockwood Enterprises, Inc., according to a plat made by C. O. Riddle, dated September, 1968, recorded in the RMC Office for Greenville County, S. C. in Plat Book MM at Page 45, and being further described as follows:

BEGINNING at an iron pin on the Northern side of County Road, and running North 55-35 W. 332.8 feet to an iron pin on the line of D. A. Godfrey property; thence with the line of D. A. Godfrey property, N. 65-23 E. 230 feet to an iron pin; thence S. 55-53 W. 311.5 feet to County Road; thence with the said County Road, S. 60-19 W. 221 feet to the point of beginning.

This property is conveyed subject to all restrictions, rights of way, easements or encroachments that may appear of record affecting said property.

Borrower's Address: Route 1, Simpsonville, SC



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 (1) Dan Radford a/k/a Dan Radford Melton (2) James Lewis Melton and (3) Edna Faye Lockamy to the Borrower by deed dated (1) 10/3/79, recorded (1) 10/25/79 (2) 10/25/79, (3) 5/5/69 in the Office of the (2) 7/3/79 and (3) 4/25/69 Clerk of Court for Greenville County indeed book (1) 1114 (2) 1114 (3) 867 at pages (1) 258 (2) 260 (3) 287

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.)
C. Douglas Wilson; assigned to Metropolitan Life Ins. Co.
Sun Finance Co.

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