

REAL ESTATE MORTGAGE

REC. 1574 PAGE 401

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

RECORDED  
JUL 27 AM '82  
BY CLERK OF COURT

MORTGAGOR(S)/BORROWER(S)

Virginia Peterson  
105 Gettysburg St.  
Greenville, SC

MORTGAGEE/LENDER

Sunamerica Financial Services  
33 Villa Rd., Suite 201  
Greenville, SC 29606

Account Number(s) 40434-3

Amount Financed \$9,845.07 Total Note \$15,000.00

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 1st day of July, 1982, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 9th day of July, 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 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, Gantt Township, lying on Gettysburg Street, being known and designated as Lot No. 18 of a subdivision known as Lincoln Court as shown on a plat thereof prepared by J. Mac Richardson, R. L. S., dated May, 1955 and recorded in the R.M.C. Office for Greenville County in Plat Book W at Page 90, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Gettysburg Street, joint front corner Lots Nos. 16 and 18 and running thence with the joint line of said lots, S. 43-37 E. 143.8 feet to an iron pin; thence S. 44-05 W. 70 feet to an iron pin, joint rear corner Lots Nos. 18 and 20; thence with the joint line of said lots, N. 43-37 W. 143.8 feet to an iron pin on Gettysburg Street; thence with said street, N. 44-05 E. 70 feet to the point of beginning.

Borrowers Address: 105 Gettysburg Street, 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 \_\_\_\_\_

to the Borrower by J. H. Mauldin  
Deed Dated 3/12/59, recorded March 13, 1959  
in the Office of the Clerk of Court  
for Greenville County in Deed Book 619  
at page 71

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.)

Sun Finance Co.

40434-3

4328 RV-2