

REAL ESTATE MORTGAGE

SEP 27 12 19 PM '82

DONNIE S. TANKERSLEY
STATE OF SOUTH CAROLINA R.M.C.
COUNTY OF Greenville

MORTGAGOR(S)/BORROWER(S)

Robert E. Clark & Charlene C. Clark
12 Yorkshire Drive
Greenville, S.C.

MORTGAGEE/LENDER

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, S.C. 29606

Account Number(s) 40441-8

Amount Financed \$8,112.27 Total Note \$15,360.00

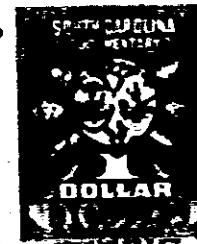
KNOW ALL MEN BY THESE PRESENTS, that the said Borrower, in consideration of the debt referred to by the account number(s) and amount financed above, and of the sum of money advanced thereunder, which indebtedness is evidenced by Borrower's note bearing the date 24th day of September, 1982, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st day of October, 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 piece, parcel or lot of land situate, lying and being on the Northwestern side of Yorkshire Drive (formerly Mabel Drive) near the city of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 253 of a subdivision of the property of Robert J. Edwards, plat of which is recorded in the RMC Office for Greenville County in Plat Book EE at page 61 and according to said plat has the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Yorkshire Drive at the joint front corner of lots Nos. 153 and 154 and running thence North 47-0 W., 200 feet to an iron pin; running thence North 43-0 E., 100 feet to an iron pin at the corner of Lots Nos. 252 and 253; running thence S 47-0 E., 200 feet to an iron pin on Yorkshire Drive; running thence on said drive of South 43-0 W., 100 feet to an iron, point of beginning.

This property is conveyed subject to easements, conditions, covenants, restrictions and right-of-way which are a matter of record and actually existing on the ground effecting the subject property.

Borrowers Address:
12 Yorkshire Drive
Greenville, S.C.



40001

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 Richard A. Kugler and Julia S. Kugler

by deed dated August 13, 1979, recorded August 13, 1979

in the Office of the R.M.C.

for Greenville County in Deed Book 1109

at page 179

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.)

First Federal Savings and Loan Association
Union Home Loan Corporation/assigned to Sunamerica Financial Corporation

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