

OCT 12 4 20 PM '82 REAL ESTATE MORTGAGE

DONNIE S. TANKERSLEY
B.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

John A. Walker, Jr. & Emma L. Walker
Route 13, Douglas Drive
Greenville, S.C.

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

Account Number(s) 40444-2

Amount Financed \$14,660.16 Total Note \$19,080.00

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 11th day of October, 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 October, 19 85; 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:

LOT 7

ALL that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, within the corporate limits of the City of Greenville and being known and designated as Lot No. 7 of a subdivision known as County Club Estates, according to a plat thereof prepared by Dalton and Neves, dated October, 1926 and recorded in the R.M.C. for Greenville County in plat Book G at pages 190 and 191, and having the following metes and bounds to wit: BEGINNING at an iron pin on the Northern side of Douglass Drive at the joint front corner of Lot 6 & 7 and running thence with the joint line of said lots, N. 23-30 W. 150 feet to an iron pin; thence N. 66-38 E. 50 feet to an iron pin at the joint rear corner of Lots 7 & 8 thence with the joint line of said lots, S. 23-30 E. 150 feet to an iron pin on the Northern side of Douglass Drive; thence with Douglass Drive, S. 66-38 W. 50 feet to the point of beginning. This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

LOT A

All that certain piece, parcel or lot land situate, lying and being on Douglas Drive in the City of Greenville County of Greenville, State of South Carolina and being shown and designated as Lot A on a plat of Webb Surveying and Mapping Company dated August 1978, and recorded in the Office of Mesne Conveyances for Greenville County in Plat Book 6-W at page 67 reference is made to the aforesaid mentioned plat for a more complete and accurate description of said lot.

Borrowers Address:
Route 13, Douglas Drive
Greenville, S.C.

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 Joseph W. Jelks (Lot 7) to the Borrower by deed dated 11/6/74 & 10/5/78 recorded 11/6/74 & 10/27/78 in the Office of the R.M.C. for Greenville County in deed book 1009 & 1090 pages 757 & 678

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.)

Lot 7 only-Aiken-Spier, Inc.
Sunamerica Financial Corp.

Lot A-None