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GREENVILLE CO. S. C.

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REAL ESTATE MORTGAGE

BOOK 1583 PAGE 65

STATE OF SOUTH CAROLINA )  
                                  ) R.M.C.  
COUNTY OF Greenville )

MORTGAGOR(S)/BORROWER(S)	MORTGAGEE/LENDER
G. S. Franklin and Martha Lee Franklin 200 Fork Shoals Road Greenville, South Carolina	Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, South Carolina
Account Number(s) 40445-9	Amount Financed \$12,207.88 Total Note \$18,600.00

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, 1982, 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, 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 Greenville County, South Carolina, known and designated as Lot No. 7 as shown on plat of the Subdivision of Donaldson Heights as recorded in the R. M. C. Office for Greenville County in Plat Book EE at page 115.

This conveyance is made subject to any and all restrictions, covenants, conditions, zoning ordinances, rights of way and easements affecting said land.



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 \_\_\_\_\_  
Charles Campbell and Doris Campbell  
to the Borrower by Deed Dated November 4, 1967, recorded February 15, 1968,  
in the Office of the Clerk of Court  
for Greenville County in Deed Book 838  
at Page 33

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 Insurance Company  
Sun Finance Company-1201, Inc.