

CO. S. C.
REAL ESTATE MORTGAGE
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JOHN S. LANNERSLEY
R.M.C.

BOOK 1588 PAGE 425

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)
Eddie L. Donald & Carolyn C. Donald
Rt. 4, Box 111
Simpsonville, SC

MORTGAGEE/LENDER
Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, SC

Account Number(s) 40457-4 Amount Financed \$9,191.49 Total Note \$12,960.00

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 18th day of November, 1982, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 26th day of November, 1986; 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 lot of land in the State of South Carolina, County of Greenville near the Town of Simpsonville, being known and designated as Lot No. 2 on a Plat of Meadow Acres, prepared by Jones Engineering Service, to be recorded in the R.M.C. Office for Greenville County and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwesterly side of Pollard Road joint front corner of Lots 1 and 2 said pin being located S. 45-16 E. 125 feet from the Northwesterly corner of property of Inez Burton; and running thence with the line of Lot No. 1, S. 44-44 W. 200 feet to an iron pin; thence S. 45-16 E. 125 feet to an iron pin on the northwesterly edge of a proposed Street known as Holland Court; thence with the edge of said proposed Street, N. 44-44 E. 180 feet to an iron pin; thence N. 0-16 E. 28.2 feet to an iron pin on the southwesterly edge of Pollard Road; thence along the edge of said Road, N. 45-16 W. 105 feet to the point of beginning.

This property is subject to Restrictive Covenants of record, setback lines, road or passageways, easements and rights of way, if any, affecting the above described property.

Borrowers' Address: Rt. 4, Box 111, Simpsonville, SC

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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 the mortgage is on a leasehold), are referred to as the "property". DERIVATION: Title passed from _____

Gary L. Shaw
to the Borrower by deed dated August 4, 1972, recorded August 4, 1982,
in the Office of the Clerk of Court
for Greenville County in Deed Book 951
at Page 97

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.)

Farmers Home Administration
Sunamerica Financial Corporation

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