

REAL ESTATE MORTGAGE
GREENVILLE, S.C.

BOOK 1538 PAGE 70

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

DEC 3 2 10 PM '82
JOHN W. BERSLEY
R.M.C.

MORTGAGEE(S)/BORROWER(S)

Doris H. Padgett
202 Willow Springs Drive
Greenville, South Carolina

MORTGAGEE/LENDER

Sunamerica Financial Corp.
33 Villa Road, Suite 201
Greenville, South Carolina

Account Number(s) 40463-2

Amount Financed \$24,326.68 Total Note \$44,544.00

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 3rd day of December, 19 82, 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 December, 19 90; 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 City of Greenville, County and State aforesaid, on the Northwestern side of Willow Springs Drive, being shown as Lot No. 7, Block C, Section II of subdivision known as East Highland Estates, on plat thereof recorded in the RMC Office, Greenville County, S.C. in Plat Book K, at page 44. Being the same lot conveyed to the Grantor by deed of Harold R. McGee recorded in Deed Book 753, p. 341.



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 _____

James B. Padgett

to the Borrower by Deed Dated 12-1-67, recorded 12-8, 19 67
in the Office of the Clerk of Court
for Greenville County in Volume 834
at Page 204

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.
C. Douglas Wilson Co. assigned to the Greater New York Savings Bank CIT Financial Service