

REAL ESTATE MORTGAGE

NOV 15 1982

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
GREENVILLE CO S.C.
Dec 15 12 12 PM '82

CLERK

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

C. Toy Hollingsworth
212 Robin Hood Road
Greenville, South Carolina

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, South Carolina 29606

Account Number(s) 40467-3

Amount Financed \$24,740.89 Total Note \$43,680.00

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 14th day of December, 1982, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 20th day of December, 1989; 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 situate on the West side of Robin Hood Road, partly inside and partly outside the corporate limits of the City of Greenville, in Greenville County, S.C., being shown as Lot No. 146 on plat of Sherwood Forest, made by Dalton & Neves, Engineers, August, 1951, revised though June, 1953, and recorded in the RMC Office for Greenville County, S.C., in Plat Book "G" at pages 70 and 71, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Robin Hood Drive at joint front corner of Lots 145 and 146, and running thence with the line of Lot 145, N. 81-55 W., 191.4 feet to an iron pin; thence N. 12-50 E., 75.26 feet to iron pin; thence with the line of Lot 147, S., 81-55 E., 185.2 feet to an iron pin on the West side of Robin Hood Road; thence along the West side of Robin Hood Road, S. 8-05 W., 75 feet to the beginning corner.

For restrictions applicable to this lot, see Deed Book 457, page 177, in the RMC Office for Greenville County, S.C. Dev. - Deed Book 436, pg. 155

Borrowers Address: 212 Robin Hood Road, Greenville, South Carolina

Grantors - The First National Bank of Greenville, SC.
Trustee under the will of J. Spruill Marshall, deceased,
by deed dated March 1, 1951, recorded in the
RMC office for Greenville County, S.C. Recorded
March 3, 1951.

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 _____

L.A. Moseley and John T. Douglas

to the Borrower by deed dated January 31, 1955, recorded February 14, 1955,

in the Office of the RMC Office

for Greenville County in Deed book 518

at Page 340

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 & Loan Association
Sunamerica Financial Corporation

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