

REAL ESTATE MORTGAGE

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FILED
GREENVILLE CO. S. C.
Dec 21 1987
SHERIFF'S OFFICE

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

James K. Martin
708 Taylors Road
Taylors South Carolina

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

Account Number(s) 40468-1

Amount Financed \$11,418.87 Total Note \$20,160.00

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 20th 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 27th 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 certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 103, Section 3, of a subdivision known as Colonial Hills as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Taylors Road (formerly Brushy Creek Road), joint front corner of Lots Nos. 102 and 103, and running thence with the joint line of said lots, S. 39-46 W. 186.4 feet to an iron pin in the line of Lot No. 106; thence with the line of said lot, S. 43-35 E. 100 feet to an iron pin at the corner of Lot No. 105; thence with the line of said lot, S. 59-15 E. 38 feet to an iron pin, joint rear corner of Lots Nos. 103 and 104; thence with the joint line of said lots, N. 37-37 E. 200.1 feet to an iron pin on the southwestern side of Taylors Road; thence with the southwestern side of Taylors Road, N. 53-44 W. 130 feet to the beginning corner.

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.

Borrowers Address: 708 Taylors Road, Taylors, South Carolina

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 _____

J.P. Medlock

by the Borrower by Deed dated 2/16/72, recorded 2/17, 1972.

in the Office of the R.M.C.

for Greenville County in Deed Book 936

at Page 385

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

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