

REAL ESTATE MORTGAGE

BOOK 1590 PAGE 536

STATE OF SOUTH CAROLINA )  
 COUNTY OF Greenville )

FILED  
 CO. S. C.  
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 ASLEY

MORTGAGOR(S)/BORROWER(S)  
 James E. Powell and Sandra N. Powell  
 8 Saran Drive  
 Greenville, South Carolina

MORTGAGE/LENDER  
 Sunamerica Financial Corporation  
 33 Villa Road, Suite 201  
 Greenville, South Carolina

Account Number(s) 40471-5

Amount Financed \$7,876.05 Total Note \$12,000.00

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 29th 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 5th day of January, 1988; 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the southwestern side of Saran Drive and being known and designated as Lot No. 63 of Section III of Lockwood Heights Subdivision, plat of which is recorded in the Office of the R. M. C. for Greenville County in Plat Book "XX", at Page 11 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Saran Drive, joint front corner of Lots Nos. 62 and 63 and running thence with the common line of said lots S. 35-0 W. 167.1 feet to an iron pin on the northern side of a Southern Railway right-of-way; thence S. 61-31 E. 20.1 feet to an iron pin; thence continuing S. 63-02 E. 90.3 feet to an iron pin at the joint rear corner of Lots Nos. 63 and 64; thence with the common line of said lots N. 26-22 E. 160 feet to an iron pin on the southwestern side of Saran Drive; thence with said Drive N. 59-49 W. 85.7 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the grantor by deed dated August 1, 1967 and recorded in the R. M. C. Office for Greenville County in Deed Book 825, at Page 309.

This conveyance is made subject to restrictions, easements and rights-of-way appearing on record in the R. M. C. Office for Greenville County.  
 Grantees to pay 1967 taxes.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage given to C. Douglas Wilson & Co. dated December 28, 1961 in the original amount of \$11,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 877, at Page 597, the present balance thereon being \$10,144.65.

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 \_\_\_\_\_  
 W. H. Alford

to the Borrower by Deed Dated September 18, 1967, recorded September 19, 1967.

in the Office of the Clerk of Court

for Greenville County in Deed Book 828

at Page 619.

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever,  
 Collateral Investment Co., assigned to Federal National Mortgage Assoc.  
 Sunamerica Financial Corporation