

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
JAN 10 08 AM '83
JOHN W. HENDERSLEY
CLERK

BOOK 1591 PAGE 64

MORTGAGOR(S)/BORROWER(S)
Bonnie M. Toothman
20 Meredith Lane
Greenville, South Carolina

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

Account Number(s) 40473-1

Amount Financed \$7,745.43 Total Note \$14,557.44

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 4th day of January, 19 83, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10th day of January, 19 91; 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, together with all buildings and improvements, situate, lying and being on the eastern side of Meredith Lane, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 45 on a final plot of HENDERSON FOREST, made by Campbell & Clarkson, Surveyors, Inc., dated June 9, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, page 41, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the grantor herein by deed of Investment Properties recorded in Deed Book 959, page 481, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agrees to pay Greenville County and City property taxes for the tax year 1976 and subsequent years.

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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

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

to the Borrower by Deed Dated December 19, 1979, recorded April 6, 19 81,

in the Office of the Clerk of Court
for Greenville County in Volume 1145

at Page 755

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.
Sunamerica Financial Corporation

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