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REAL ESTATE MORTGAGE
DONALD W. HANLER
R.M.C. LEY

ECR: 1594 PAGE 737

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)	MORTGAGEE/LENDER
Ted F. McCulloch and Janis A. McCulloch Route 5, Box 616 Simpsonville, South Carolina	Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, South Carolina 29607

Account Number(s) 40483-0 Amount Financed \$59,965.59 Total Note \$98,916.00

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 12th day of February, 1983, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 18th day of February, 1990; 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 One Hundred Thousand and no/100 Dollars (\$100,000.00), 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 containing 4.0 acres located on the southwestern side of Roper Mountain Road and having, according to a plat prepared by Carolina Engineers and Surveying dated May 2, 1973, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Roper Mountain Road (said point being 2,185.5 feet, more or less, in a northwesterly direction from the intersection of Moore Road and Roper Mountain Road) and running thence along property now or formerly of John Day, S. 35-30 W. 710.5 feet to an iron pin on property line of P. B. Jones; thence with the Jones Property line N. 52-08 W. 245.8 feet to an iron pin on the property line of John F. Day; thence with the Day property line N. 35-30E. 708.25 feet to a point in the center of Roper Mountain Road; thence with the center line of said lot S. 52-15 E. 170.8 feet to a point; thence continuing with the center line of said lot, S. 53-35 E. 75 feet to the point of beginning.

The above described property is subject to restrictions recorded in Deed Book 936 at page 155.

Borrowers' address: Route 5, Box 616, Simpsonville, 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 _____

to the Borrower by John F. Day
to the Borrower by Deed dated 8/29/73, recorded September 6, 1973,
in the Office of the Clerk of Court
for Greenville County in Deed Book 983
at Page 322.

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.)

Fidelity Federal S & L Assn
Sunamerica Financial Corporation

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