

APR 28 12 40 PM '83
REAL ESTATE MORTGAGE
DONNIE J. ...
R.M.C.

BOOK 1145 PAGE 755

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

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) 404962-70

Amount Financed \$53,042.58 Total Note \$102,612.00

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 25th day of April, 1983, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2nd day of May, 1993; 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 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 plat 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.

This is the same property conveyed to Borrower, herein by deed recorded April 6, 1981, in Deed Book 1145 at Page 755, in the R.M.C. Office for Greenville County.



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, recorded April 6, 1981,

in the Office of the R.M.C.

for Greenville County in Deed Book 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

5626

1145