

REAL ESTATE MORTGAGE

BOOK 1032 PAGE 798

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

FILED
 GREENVILLE S.C.
 JUL 3 3 42 PM '83

RECORDED

MORTGAGOR(S)/BORROWER(S)

R.M.C.

MORTGAGEE/LENDER

Joel N. and Mary J. Brockman
 205 Shadecrest Dr.
 Mauldin, S.C.

Sunamerica Financial Corp.
 33 Villa Road, Suite 201
 Greenville, S.C.

Account Number(s) 40652-0

Amount Financed \$11,399.61 Total Note \$18,720.00

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 6th day of July, 19 83, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 13th day of July, 19 89; 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 situated, lying and being in Greenville County, South Carolina, on the Northern side of Shadecrest Drive in the Town of Mauldin and being known and designated as Lot 40 on a plat of Hillsborough, Section One, recorded in the RMC Office for Greenville County, South Carolina in Plat Book WWV at Page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Shadecrest Drive at the joint front corner of Lots 40 and 41 and running thence along a line of Lot 41, N. 24-12 E. 140.8 feet to a point; thence N. 59-16 W. 150 feet to an iron pin; thence along lines of Lots 38 and 39, S. 7-51 W. 176.5 feet to an iron pin on the Northern side of Shadecrest Drive; thence along the Northern side of Shadecrest Drive, S. 77-40 E. 50 feet to an iron pin; thence continuing along the Northern side of Shadecrest Drive, S. 67-10 E. 50 feet to the beginning corner.



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 Robert N. Mathein and Vickie L. Mathein

to the Borrower by deed, recorded March 10, 19 76,

in the Office of the RMC

for Greenville County in Deed Book 1032

at Page 798

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

First Federal Savings & Loan

1032-798