

FILED REAL ESTATE MORTGAGE
GREENVILLE CO. S. C.

BOOK 1516 PAGE 933

STATE OF SOUTH CAROLINA JUL 21 10 26 AM '83
COUNTY OF Greenville DONNIE S. TARKENSLEY
R.M.C.

MORTGAGOR(S)/BORROWER(S)

Roger L. Ewers and Carolyn A. Ewers
20 Geer St.
Greer, S.C. 29651

MORTGAGEE/LENDER

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

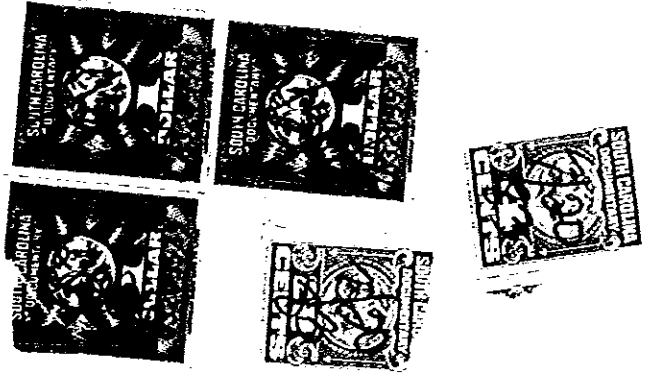
Account Number(s) 40663-7

Amount Financed \$8,067.63 Total Note \$12,600.00

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 20th day of July, 1983, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 27th day of July, 1989; 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 lying, being and situate in the Greer Mill Village, in the City of Greer, County of Greenville, State of South Carolina, and being more particularly described as Lot 125 as shown on plat entitled "Subdivision of Greer Mill Village, Greer, South Carolina," made by Dalton & Neves, January, 1951, and which plat has been recorded in the RMC Office for said County in Plat Book Y, Pages 138 and 139, According to said plat, the within described lot fronts on Geer Street 83.3 feet.

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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 George W. Earle and Vivian V. Earle to the Borrower by deed, recorded May 25, 1982, in the Office of the RMC for Greenville County in Deed Book 1167 at 00 page 461.

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.
George W. Earle and Vivian V. Earle