

REAL ESTATE MORTGAGE

BOOK 1616 PAGE 317

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE S.C.  
JUL 29 12 20 PM '83

DONNIE R. M. C. WILKINSLEY

MORTGAGOR(S)/BORROWER(S)  
David E. Lunn and Cheryl A. Lunn  
303 Paddock Lane  
Greer, South Carolina

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

Account Number(s) 40665-2

Amount Financed \$16,995.99 Total Note \$29,280.00

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 28th 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 4th day of August, 1991; 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 situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot 117, Section 4 on Plat of Devenger Place recorded in Plat Book 6-H, Page 24 in the Office of the RMC for Greenville County, South Carolina, which plat is a revision of plat recorded in Plat Book 6-H, Page 5, and being shown on a more recent plat entitled "Property of Ronald L. Jones and Linda S. Jones" dated February, 1979 by Dalton & Neves Company, Engineers, and having, according to said plat, the following metes and bound, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 117 and 118 and running thence with Paddock Lane, S 63-25 E 120 feet to an iron pin on Paddock Lane; thence continuing with said Lane, S 60-05 E 40.9 feet to an iron pin at the joint corner of Lots 117 and 111; thence turning and running with the common line of Lots 111, 110, and 109, S 56-35 W 291.4 feet to an iron pin at the joint rear corner of Lots 117 and 119; thence turning and running with the common boundary of Lots 117 and 119, N 35-58 W 100 feet to an iron pin at the joint rear corner of Lots 117 and 118; thence with the common line of said lots, N 45-59 E 221.2 feet to the point of beginning on the southwest side of Paddock Lane.

This mortgage is junior and second in lien to that certain note and mortgage given to South Carolina Federal Savings & Loan Association as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1554, Page 56, on September 30, 1981.

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 for the leasehold estate if

this mortgage is on a leasehold), are referred to as the "property". DERIVATION: Title passed from Ronald L. and Linda S. Jones

to the Borrower by deed, recorded September 30, 19 81.

in the Office of the Register of Mesne Conveyances

for Greenville County in Greenville

at \_\_\_\_\_

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

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