

REAL ESTATE MORTGAGE

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GRENFV

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

AUG 2 12 22 PM '83

DONNIE R. HENSLEY
R.M.C.

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

LULA ROCHESTER REEVES
Route 4, Box 521
Travelers Rest, S.C.

SUNAMERICA FINANCIAL CORPORATION
33 Villa Road, Suite 201
Greenville, S.C.

Account Number(s) 40666-0 Amount Financed \$5,968.88 Total Note \$9,180.00

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 4th day of August, 19 83, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 11th day of August, 19 88; 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, including all buildings and improvements thereon, in Bates Township, Greenville County, State of South Carolina, lying on the north side of Ledbetter Road, No. 23-268 and containing three and 3/10 acres, more or less, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Ledbetter Road, Corner of Daisy R. Petroziello tract and running thence N. 63-07 W. 200 feet to an iron pin; thence N. 86-22 W. 485.7 feet to an iron pin on James Phillips line; thence N. 16-00 W. 120 feet to an iron pin; thence with new lines S. 84-10 E. 297 feet to an iron pin by poplar; thence N. 76-28 E. 526.3 feet to an iron pin; thence S. 11-44 E. 265.5 feet to an iron pin on the right of way of road; thence S. 63-41 W. 180.2 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 _____

to the Borrower by Jack E. Taylor & Roger Dale Taylor & Mark A. Taylor Deed recorded August 2, 19 83.

in the Office of the RMC

for Greenville County in Deed Book 1193

at Page 583

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.
United States of America (FILA)

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