

REAL ESTATE MORTGAGE

VOL 1640 PAGE 936

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

GREENVILLE S.C.
JAN 22 3 20 PM '83
DUNN
R.M.C. WISLEY

MORTGAGOR(S)/BORROWER(S)

Dennis J. and Jo Ann T. McMullen
305 Mimosa Drive
Greenville, S.C.

MORTGAGEE/LENDER

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

Account Number(s) 9002105

Amount Financed \$20,000.00 Open End Revolving Loan

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 December, 1983, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on n/a day of n/a, 19 n/a; 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 lot of land in Greenville County, South Carolina, on the northern side of Mimosa Street near the City of Greenville, being shown as Lot 100 on plat of Heritage Hills recorded in Plat Book YY at page 187, and further described as follows:

BEGINNING at an iron pin on the northern side of Mimosa Street at the corner of Lot 101, and running thence with the northern side of said Street, N. 65-33 E. 110 feet to an iron pin at corner of Lot 99; thence with line of said lot, N. 18-24 W. 181.9 feet to an iron pin at corner of Lot 81; thence with line of said lot, S. 73-43 W. 100 feet to an iron pin at corner of Lot 102; thence with the lines of Lots 102 and 101, S. 15-39 E. 196.6 feet to the point of beginning.



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 H.C. Proffitt, Inc.

to the Borrower by Deed, recorded Sept. 28, 1986, in the Office of the RMC for Greenville County in Deed Book 806 at Page 612

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TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, for \$4,000.00 American Federal