

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
GREENVILLE CO S.C.

C. Edward Pace, Jr.

MORTGAGOR(S)/BORROWER(S)

C. Edward Pace, Jr.
101 Longwood Drive
Taylors, S. C. 29687

R.M.C.

MORTGAGEE/LENDER

Sunamerica Financial Corporation
33 Villa Rd Suite 201
P.O. Box 5518
Greenville, S. C. 29606

Account Number(s) 406827

Amount Financed \$14,530.81

Note: \$27,600.00

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 22nd day of December, 19 83, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 30th day of December, 19 93; 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 certain piece, parcel or lot of land in Greenville County, South Carolina, on the eastern corner of Drexmore Drive and Longwood Drive, being shown as Lot No. 45 on a plat of THORNWOOD ACRES, recorded in the RMC Office for Greenville County in Plat Book MM, Page 59, and described as follows:

BEGINNING at an iron pin on the eastern corner of Drexmore Drive and Longwood Drive and running thence with the curve of the northeastern side of Longwood Drive, S. 42-04 E. 99.3 feet to an iron pin, corner of Lot No. 44; thence with the line of Lot No. 44, N. 47-56 E. 125 feet to an iron pin at the corner of Lot No. 46; thence with the line of said lot, N. 54-09 W. 139.6 feet to an iron pin on Drexmore Drive; thence with the southeastern side of said Drive, S. 39-38 W. 71.6 feet to an iron pin at the corner of Longwood Drive; thence with the curve of the intersection, the chord of which is S. 0-40 W. 36.7 feet to an iron pin, the point of BEGINNING.

THIS mortgage is junior in lien to that certain mortgage in favor of Collateral Investment Company recorded July 8, 1977 in REM Book 1403 at Page 519 in the original amount of \$29,100.00 and having a principal unpaid balance of \$27,330.57.



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 _____

Ronald Bradley Lynn

to the Borrower by Deed, recorded JAN 3, 19 84.

In the Office of the R.M.C.

for Greenville County in _____

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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