

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
GREENVILLE CO. S.C.
Feb 21 2 22 PM '84
DONNIE S. TANKERSLEY
R.H.C.

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MORTGAGOR(S)/BORROWER(S)

Stephen T. Piar, Jr. & Frances G. Piar
Rt. 3, Ponderosa Dr.
Simpsonville, S.C. 29681

MORTGAGEE/LENDER

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

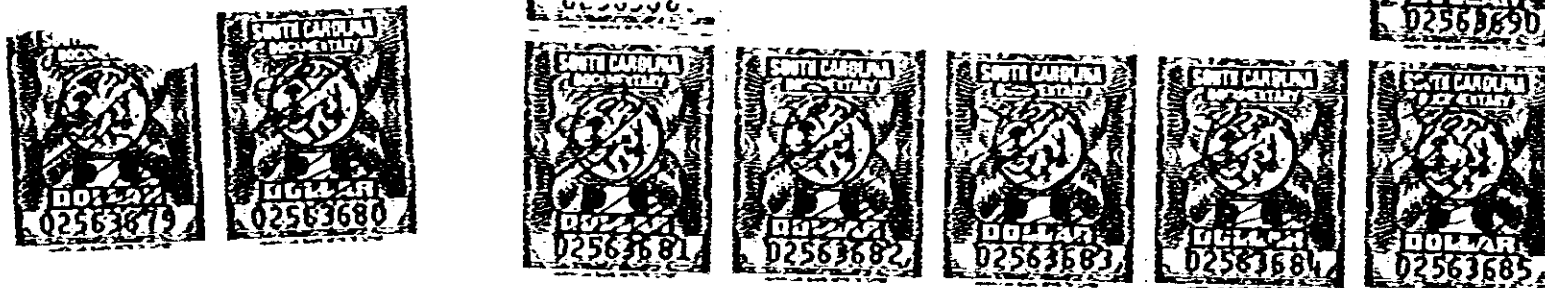
Account Number(s) 9002303

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 17th day of February, 19 84, 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 piece, parcel or lot of land situate, lying and being on the eastern side of Ponderosa Drive near the Town of Simpsonville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 3 on Plat entitled "Property of B.F. Reeves" prepared by C.O. Riddle, Engineer, dated June 5, 1970 and recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-F at page 53, and also being known as Ponderosa Subdivision, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ponderosa Drive at the joint front corner of Lots 3 and 4; and running thence with the common line of said lots N. 71-11 E. 270 feet to an iron pin; thence S. 19-51 E. 150 feet to an iron pin, the joint rear corner of Lots 2 and 3; thence with the common line of said lots S. 71-11 W. 274.9 feet to an iron pin on the eastern side of Ponderosa Drive; thence with the eastern side of Ponderosa Drive N. 17-59 W. 150 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 Jerry D. Simmons
and Betty O. Simmons

to the Borrower by Deed, recorded 8/22, 1975.

in the Office of the RMC

for Greenville County in Deed Book 1023

at Page 38 GC10 3 FE21 84 023 4.00CD

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

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