

REAL ESTATE MORTGAGE

VOL 1855 PAGE 112

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

APR 7 1 10 PM '84

MORTGAGOR(S)/BORROWER(S)
Kenneth G. Southerlin
Rt. 1
Taylors, S.C.

MORTGAGEE/LENDER
Sunamerica Financial Corporation
33 Villa Rd., Suite 201
Greenville, S.C.

Account Number(s) 9003202

Amount Financed \$10,000.00 Open-End Revolving

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 30th day of March, 1984, 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 na, 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 located near Tigerville, Greenville County, State of South Carolina, being shown on Plat of Survey prepared by W.R. Williams, Jr., RLS #3979, Dated March 28, 1973 of property of Kenneth G. & William E. Southerlin as having 45.1 acre, more or less, and according to said Plat, having the following metes & bounds, to-wit:

BEGINNING at a spike in cener of a county road shown on plat and running N 23-13 E 200' to a point; thence N 1-48 W 318.2'; thence N 28-50 E 705' along line of creek to a point; thence N 14-07 E 153' to an old axle; thence S 69-00 E 354.3' to a corner I.P.; thence S. 20-53 W 713.5' to a corner I.P.; thence along line of Stewart property S 61-49 E 1072.1' to I.P.; thence along line of Pittman property S 60-26 E 1114.5' to an I.P. & stone; thence S 30-31 W.282.8' to a corner I.P. & stone; thence along line of Sudduth property N 82-43 W 1124.5' (crossing above mentioned county road to a scrape blade 7 stone; thence S 64-15 W 395.7' to an I.P.; thence S 53-15 W 381.8 to a corner I.P.; thence N.68-28 W 100.8' to a corner stone; thence N 6-20 W 482.1' to I.P.; thence N 53-37 E 351' to I.P.' thence N 4-23 W 274.5' to I.P. in center of above-mentioned county road; thence along line of said county road N 69-08 w 384.5' to corner point; thence S 11-31 W 154.2' to spike; thence S 85-11 W 45.8' to a spike; thence N 60-46 W to a spike and point of beginning.

DERIVATION: Deed of William E. Southerlin to Kenneth G. Southerlin, recorded 4/26/73, in Deed Book 973 at page 297, RMC Office Greenville County, S.C.
Deed of Nancy H. Southerlin to Kenneth G. Southerlin & William E. Southerlin, recorded 3/22/72, in Deed Book 939 at page 72, RMC Office Greenville County, S.C.

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 see above

to the Borrower by _____, recorded _____, 19____,
in the Office of the _____
for _____ County in _____
at _____

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

Vertical stamp on the right margin containing the number 0110.

Vertical stamp on the right margin containing the number 74328-11-2.