

REAL ESTATE MORTGAGE

VOL 1658 PAGE 239

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

APR 9 1984

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

John A. Walker, Jr., & Emma L. Walker  
13 Douglass Drive,  
Greenville, S.C.

Sunamerica Financial Corporation  
33 Villa Road, Suite 201  
Greenville, S.C.

Account Number(s) 250803

Amount Financed \$28,241.23

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 9th day of April, 1984, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 16th day of April, 1992; 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 situate, lying and being in the State of South Carolina, County of Greenville, Within the corporate limits of the city of Greenville and being known and designated as Lot #7 of a subdivision known as Country Club Estates, according to a plat thereof prepared by Dalton and Neves, dated October, 1926 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book G at Pages 190 and 191, reference to which Plat is hereby craved for a metes and bounds description of said property.

ALSO ALL that certain piece, parcel or lot of land situate, lying and being on Douglass Drive in the City of Greenville, County of Greenville, State of South Carolina and being shown and designated as Lot A on a plat by Webb Surveying and Mapping Co., dated August, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-W at Page 67 reference to which Plat is hereby craved for a metes and bounds description of said property.

Derivation: Deed of Joseph W. Jelks to the Borrower herein recorded November 6, 1974 in Deed Book 1009 at Page 757.

Deed of David E. McManaway, et al, to John A. Walker, Jr., recorded October 27, 1978 in Deed Book 1090 at Page 678.

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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 derivation

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 Lender's successors and assigns, forever.

RECEIVED

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