

REAL ESTATE MORTGAGE

VOL 1580 PAGE 200

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)

Thomas L. & Christine M. Foster
17 Picadilly Dr.
Taylors, S.C. 29687

MORTGAGEE/LENDER

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

Account Number(s) 251553

Amount Financed \$13,492.69

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 31st day of August, 1984, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10th day of September, 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 certian piece, parcel or lot of land situate, lying and being on the northeastern side of Picadilly Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 23, Block A, plat of Mayfair Estates, plat of which is recorded in the RMC Office for Greenville County, S.C., in Plat Book S at pages 72 and 73 and according to said plat is more particularly described as follows:

Beginning at an iron pin on the northeastern side of Piccadilly Drive and running thence N. 83-17 W. 50 feet to an iron pin; running thence N. 6-43 W. 165 feet to an iron pin; running thence S. 83-17 W. 50 feet to an iron pin; running thence S. 6-43 W. 165 feet to an iron pin; 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". DESIGNATION: Title passed from W. N. Leslie, Inc.

to the Borrower by Deed, recorded NOV. 7, 1986
in the Office of the RMC
for Greenville County in Deed Book 808
page 630

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

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