

REAL ESTATE MORTGAGE

VOL 1033 PAGE 374

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

FILED  
GREENVILLE CO. S.C.  
SEP 27 11 52 AM '84  
DONNIE S. WHEATLEY  
R.M.C.

MORTGAGOR(S)/BORROWER(S)	MORTGAGEE/LENDER
Phillip M. Fowler and Debra L. Fowler 111 Looneybrook Dr. Fountain Inn, South Carolina 29644	Sunamerica Financial Corporation 33 Villa Road Suite 201 Post Office Box 5518 Greenville, South Carolina 29606

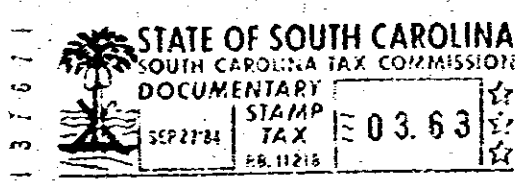
Account Number(s)	25162-9	Amount Financed	\$12,003.71
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KNOW ALL MEN BY THESE PRESENTS, that the said Borrower, in consideration of the debt referred to by the account number(s) and amount financed above, and of the sum of money advanced thereunder, which indebtedness is evidenced by Borrower's note bearing the date 26th day of September, 19 84, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st day of October, 19 84; 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 in Fairview Township, Town of Fountain Inn, County of Greenville, State of South Carolina, being known and designated as Lot No. 32 of Sunset Heights Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 00 at Pages 315-317, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS conveyance is subject to all restrictions setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property conveyed to the Mortgagors herein by deed of Ronnie M. Cobb and Gail T. Cobb recorded in the RMC Office for Greenville County in Deed Book 1322 at Page 801 of even date herewith.



SEP 27 84 11:51 AM

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 Ronnie M. Cobb and Gail T. Cobb

to the Borrower by Deed, recorded September 27, 1984.

In the Office of the RMC

for Greenville County in South Carolina

at 11:51 AM

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

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1322-801