

GREENVILLE CO. S. C.

JAN 20 12 05 PM '81

DONNIE E. FANKERSLEY REAL ESTATE MORTGAGE R.M.C.

1333-483

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)
Mary Ann Rosamond
P O Box 271 Old Georgia Road
Pelzer, South Carolina

MORTGAGEE/LENDER
Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, South Carolina

Account Number(s) 36033-9

Amount Financed \$3,344.80

Total Note \$4,500.00

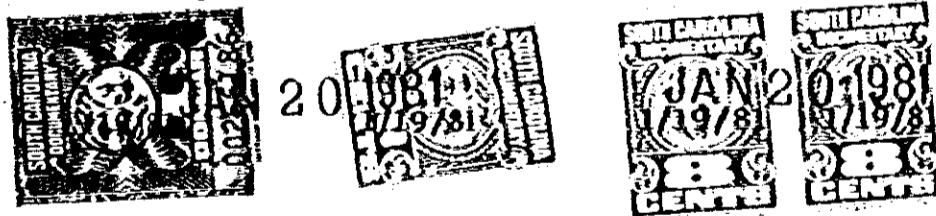
KNOW ALL MEN BY THESE PRESENTS, that the said Borrower, in consideration of the debt referred to by the account number(s) and amount financed above, and of the sum of money advanced thereunder, which indebtedness is evidenced by Borrower's note bearing the date 19th day of January, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 26th day of January, 1984; 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 in the County of Greenville, State of South Carolina, near Pelzer, South Carolina, being shown as Tracts A, A-1 and B on a plat entitled "Property of Adge Thompson", prepared by Webb Surveying and Mapping Company, dated July, 1974 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Old Georgia Road, common corner of the within described property and that now or formerly of Walker Gambrell and running thence with the Gambrell line, S.86-00 W. 210 feet; thence S.15-15 W. 210 feet; thence with the common line of the within described property and that now or formerly of E. E. Sams, S. 86-00 W. 489.6 feet to an iron pin; thence N.11-00 E. 210 feet; thence N.86-31 E. 448.5 feet; thence N.15-15 E. 210 feet to an iron pin; thence N.86-00 E. 265 feet to an iron pin in the center of Old Georgia Road; thence with the center of Old Georgia Road, S.15-15 W. 210 feet to the point of beginning.

This property is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record, particularly a Duke Power right-of-way across the northeastern corner of said property as shown on plat referred to hereinabove.

According to the above referenced plat, Tract A contains one acre, Tract A-1 contains .25 acre and Tract B contains 2.29 acres.



together with all the improvements now or hereafter erected on the property, and all esements, 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 _____

Adge Thompson
to the Borrower by Deed, recorded 11/20, 1974,
in the Office of the R. M. C.,
for Greenville County in Volume 1010
at Page 597

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

Borrower covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that he has good, right and lawful authority to sell, convey, mortgage or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except: (if none, so state.)

None

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