

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGOR(S)/BORROWER(S)

Timothy M. Hammond and Vickie H. Hammond
102 Jones Avenue
Greer, South Carolina

MORTGAGEE/LENDER

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, South Carolina 29606

Account Number(s) 40366-7

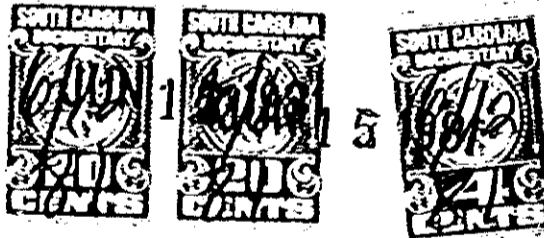
Amount Financed \$6,052.22 Total Note \$9,300.00

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 12th day of June, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 19th day of June, 19 86; 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 parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, on the Northwest side of Jones Avenue, being shown as containing one-half acre, more or less, on a plat of property prepared for T. J. Hawkins, et.al. by H. D. Brockman, Surveyor, dated October 24, 1942, recorded in plat book 8-F page 20 and, according to said plat, having the following metes and bounds:

BEGINNING at a stake on the north-western side of Jones Avenue, cornering with Victor-Monaghan lot, and running thence with said Avenue N 34-10 E. 105.6 feet to iron pin, cornering with the lot formerly of Ballenger: thence N 57-20 W 209.2 feet to iron pin; thence S. 34-10 W 105.6 feet to iron pin; thence S 57-20 E 209.2 feet to the beginning corner.

BORROWERS' ADDRESS: 102 Jones Avenue, Greer, South Carolina



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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 _____

Bobby Joe Hawkins

to the Borrower by Deed dated September 2, 1980, recorded September 3, 19 80,
in the Office of the Clerk of Court
for Greenville County in Deed Book 1132
at Page 495

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.)

Greer Federal Savings & Loan Association

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