

REAL ESTATE MORTGAGE

BOOK 1534 PAGE 207

FILED  
OCT 1 2 46 PM '81  
DONNIE BANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

MORTGAGOR(S)/BORROWER(S)

Randolph Arthur Smith  
2 Line Street  
Taylors, South Carolina

MORTGAGEE/LENDER

Sunamerica Financial Corporation  
33 Villa Road, Suite 201  
Greenville, SC 29606

Account Number(s) 40394-9

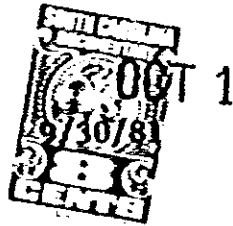
Amount Financed \$11,661.38 Total Note \$22,080.00

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 30th day of September, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 7th day of October, 1989; 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 the State of South Carolina, County of Greenville, near the City of Greenville, in Chick Springs Township adjoining lands of A. F. Hodgens, lands now or formerly owned by Sherman Painter, Thelma C. Baldwin and others and being the same property conveyed by deed recorded in the R.M.C. Office for Greenville County in Deed Book 251 at Page 330 and has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the line of Piedmont Print Works and the southwestern corner of this lot and running thence along the line of Piedmont Print Works, S. 80-21 E., 150 feet to the corner of Painter property; running thence N. 3-58 E. 112 feet to an iron pin; thence S. 71-12 W., 150 feet to an iron pin; thence S. 9-12W., 39.5 feet to the beginning corner.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.



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 \_\_\_\_\_

Clyde Lewis Hawkins

to the Borrower by Deed dated July 23, 1971, recorded August 26, 1971.

in the Office of the Clerk of Court

for Greenville County in Deed Book 921

at Page 738

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.)

American Federal Savings & Loan Assn.

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