

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PH '82
FORSLEY

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Roy W. Davenport and Carolyn M. Davenport
7 Cavendish Close
Taylors, South Carolina

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, South Carolina 29607

Account Number(s) 404186

Amount Financed \$ 19,266.63 Total Note \$ 36,480.00

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 18th day of February, 1982, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 25th day of February, 1990; 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 24 on plat of Gray Fox Run Subdivision prepared by C. O. Riddle, dated November 6, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 9 and revised March 4, 1976, said revised plat being recorded in Plat Book 5-P at Page 16 and having, according to said revised plat, the following metes and bounds, to-wit:

Beginning at an iron pin on Cavendish Close at the joint front corner of Lots 23 and 24 and running thence along Cavendish Close, N 9-39 W 21.5 feet to an iron pin; thence continuing with said Road, N 2-36 E 74 feet to an iron pin at the joint front corner of Lots 24 and 25; thence along the common line of said Lots, S 87-24 E 140 feet to an iron pin at the joint rear corner of said Lots; thence along the rear line of Lot 24, S 2-36 W 95 feet to an iron pin at the joint rear corner of Lots 23 and 24; thence along the common line of said Lots N 87-24 W 135.4 feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing reservations, easements rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Borrower's address: 7 Cavendish Close, Taylors, South Carolina



together with all improvements thereon, 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

Bob Maxwell Enterprises, Inc.

the Borrower by Deed dated 6/9/77, recorded June 10, 1977,
in the Office of the Clerk of Court
for Greenville County in Deed Book 1058
at Page 330

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.)
First Federal Savings & Loan Assn., First Federal Savings & Loan Assn.

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