

REAL ESTATE MORTGAGE

500-1015-440

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

GREENVILLE  
JUL 11 2 15 PM '83  
DONOR

MORTGAGOR(S)/BORROWER(S)

Katherine W. Welch  
Route 7, Ansel School Road  
Greer, S.C. 29651

MORTGAGEE/LENDER

Sunamerica Financial Corporation  
33 Villa Road, Suite 201  
Greenville, S.C. 29607

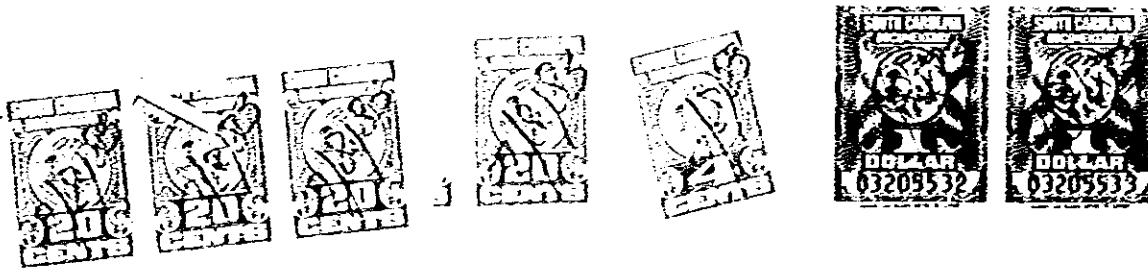
Account Number(s) 40662-9

Amount Financed \$7,088.45 Total Note \$10,800.00

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 8th day of July, 19 83, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 15th day of July, 19 88; 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 tract of land, with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown on a plat of property of Lee R. Wood, prepared by Terry T. Dill on January 10, 1963, and being duly recorded in Plat Book 5-E at page 17 in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Ansell School Road and running thence N. 87-45 E. 245 feet to a point; thence S. 3-00 W. 1865 feet to an iron pin on the bank of Frohawk Creek; thence with the Frohawk Creek as the line and having a traverse line of N. 85-30 W. 252.9 feet, N. 67-30 W. 210 feet, S. 87-15 W. 150 feet, thence N. 43-40 W. 145 feet to an iron pin; thence N. 36-00 E. 130 feet to an iron pin; thence N. 1-00 W. 1275 feet to an iron pin; thence along Ansell School Road N. 71-00 E. 246.5 feet; thence continuing along Ansell School Road N. 51-08 E. 240 feet to the beginning point and containing according to said plat, 26.50 acres.



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 Thelma W. Garrett

to the Borrower by Deed, recorded January 11, 1974,  
in the Office of the RMC  
for Greenville County in Deed Book 992  
at Page 75

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

Bankers Trust

4325 RV-2