

REAL ESTATE MORTGAGE

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FILED
GREENVILLE
AUG 27 1983
SOUTH CAROLINA

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)
Willie S. Moon and Edith Y. Moon
Rt. 4, Box 145
Piedmont, S.C. 29673

MORTGAGEE/LENDER
Sunamerica Financial Corporation
33 Villa Rd, Suite 201
Greenville, S.C.

Account Number(s) 40673-6

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 18th day of August, 19 83, 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 August, 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 piec, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, on the Reedy Fork Road, shown and designated as Lot No. 3 on a plat of the Property of George Young, by C.C. Jones, Engineer, dated February 3, 1958, and being more particularly described as follows:

BEGINNING at an iron pin on the South side of Reedy Fork Road being the joint front corner of Lots Nos. 2 and 3 and running thence S. 41-33 E. 150 feet to an iron pin; thence N. 44-54 E. 120.5 feet to an iron pin; thence N. 32-42 W. 150 feet along the line of the Cornell Sweeney property to an iron pin on the South side of Reedy Fork Road; thence S. 46-18 W. 143 feet along the South side of said Reedy Fork Road to the point of beginning.

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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 George Young

to the Lender by Deed, recorded July 15, 19 80
in the office of the RNC
for Greenville Deed Book 654
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United Federal Savings and Loan

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