

REAL ESTATE MORTGAGE

90-1625-103

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

FILED  
GREENVILLE S.C.  
SEP 17 3 17 PM '83

MORTGAGOR(S)/BORROWER(S)

Herbert H. Moore and Charline H. Moore  
104 Demorest Circle  
Fountain Inn, S.C. 29644

MORTGAGEE/LENDER

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

Account Number(s) 406751

Amount Financed \$7899.30

Note \$11,400.00

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 9th day of September, 19 83, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 16th day of September, 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 dollars 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:

Being known and designated as Lot 107 and a small portion of Lot 108 as shown on a plat of Stonewood Sub-division, recorded in plat book 4-F at page 16 and having, according to a more recent survey prepared by Carolina Engineering and Surveying Company, dated March 23, 1973 the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly edge of Demorest Circle, joint front corner of Lots 106 and 107 and running thence with the curve of said circle, N. 50-08 W. 35 feet to an iron pin; thence continuing with the curve of said Demorest Circle S. 70-10 W. 44.1 feet to an iron pin on the front line of Lot 108; thence in a new line N. 12-44 E. 83.2 feet to an iron pin; thence N. 18-38 E. 79 feet to an iron pin at the joint rear corner of Lots 107 and 108; thence N. 83-08 E. 75 feet to an iron pin; thence S. 61-07 E. 71.9 feet to an iron pin at the joint rear corner of Lots 106 and 107 thence along the line of Lot 106 S. 39-54 W. 179.9 feet to the point of beginning.



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 Guible Realty, Inc.

to the Borrower by Deed, recorded April 5, 19 73,  
in the Office of the RMC  
for Greenville County in Deed Book 972  
at page 23

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