

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA)
 COUNTY OF Greenville)

FILED
 GREENVILLE CO. S.C.

Vol. 1001 No. 819

MAR 13 1 49 PM '84

DONNIE S. JANKERSLEY
 R.M.C.

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

John B. & Barbara B. Stevenson
 101 Chatham Dr.
 Greenville, S.C.

Sunamerica Financial Corp.
 33 Villa Rd., Suite 201
 Greenville, S.C.

Account Number(s) 250787

Amount Financed \$6742.88 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 9th day of March, 1984, 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 March, 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 piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 254, Augusta Acres, a plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S, Page 201, and havinb, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Chatham Drive at the joing front corner of Lots Nos. 254 and 255, and thence with the eastern side of Chatham Drive, N 8-13 W. 75 feet to an iron pin; thence in a curved line, N 36-34 E. 35.4 feet to an iron pin on the southern side of Meadors Avenue; thence with the southern side of Meadors Avenue, N 79-25 E. 119.6 feet to an iron pin; thence continuing with the southern side of Meadors Avenue, N 65-23 E. 68.2 feet to an iron pin; thence continuing with the southern side of Meadors Avenue, N 56-30 E. 48.5 feet to an iron pin at the joint corner of Lots Nos. 254 and 265; thence with the line of Lot 265, S 3-57 E. 145.3 feet to an iron pin at the joint rear corner of Lots Nos. 254 and 255; thence with the joint line of said lots, S 81-47 W. 242 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 Shirley Lee

Henderson, Phyllis Jean Hathcock and Gladys L. Haskins

to the Borrower by Deed, recorded 9/10, 19 70.

in the Office of the RMC

for Greenville County in Deed Book 898

at Page 126 CTO 3 MR13 84 063 4.00CD

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

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