

REAL ESTATE MORTGAGE

VOL 1579 PAGE 952

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)

William Edward & Bernice C. Black
Rt. 5, Box 436
Travelers Rest, S.C.

MORTGAGEE/LENDER

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

Account Number(s) 40860-9

Amount Financed \$5,215.39 Total Note \$8,100.00

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 30th day of August, 1984, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 7th day of September, 1989; 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 lot of land in the County of Greenville, State of South Carolina, in O'Neal Township, on the southern side of Jackson Grove Road, sometimes referred to as McElhane Road, shown as two acres on plat of Mrs. W.E. Black and children, recorded in the RMC Office in plat book 5-0 page 64 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Jackson Grove Road, also known as McElhane Road, at the corner of property conveyed to the garantess by deed of Ella Hester Black, et al., and running thence S 24-10 W 211 feet to an iron pin; thence S 75-12 E 330 feet to an iron pin; thence N 14-25 E 208.6 feet, more or less, to an iron pin in the center of Jackson Grove Road, thence with center of said road N 74-48 W 284. 7 feet, more or less, to the point of beginning, which is at or near the center of the road.



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 W. Edward Black, Jr. and Bernice C. Black

to the Borrower by Deed, recorded 3/18, 19 76.

in the Office of the RMC

for Greenville County in Deed Book 1033

at page 264

ECTO ----- 5 AU31 84 067

4.0000

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

1579
952

1579
952