

REAL ESTATE MORTGAGE

VOL 1684 PAGE 774

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
OCT 8 2 17 PM '84

MORTGAGOR(S)/BORROWER(S)

Richard L. Turpin and Linda T. Turpin

MORTGAGEE/LENDER

Sunamerica Financial Corporation  
33 Villa Rd. Suite 201  
P.O. Box 5518  
Greenville, S. C. 29606

Account Number(s)

Amount Financed \$45,015.06

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 5th day of October, 1984, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 5th day of October, 1999; 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 One hundred thousand dollars and no/100 Dollars (\$100,000.00), 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 with buidngs and improvements thereon situate on the north side of Cleveland Street, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 19 on plat of McDaniel Heights, recorded in the RMC Office for Greenville County in Plat Book G at Page 214, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cleveland Street at the joint fron corner of Lots 19 and 20 and runs thence along the line of Lot 20, N. 20-14 E. 170 feet to an iron pin; thence N. 69-46 W. 55 feet to an iron pin at the ocrner of a five foot path or walkway; thence along the southeast edge of the said path or walkway, S. 23-42 W. 170.1 feet to an iron pin on the north side of Cleveland Street; thence along Cleveland Street, S. 69-46 E. 65 feet to the beginning corner.



together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenance, 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 \_\_\_\_\_

Thomas D. Steading and Frances K. Steading

to the Borrower by \_\_\_\_\_ deed \_\_\_\_\_, recorded \_\_\_\_\_ October 5 \_\_\_\_\_, 19 84 \_\_\_\_\_,

in the Office of the \_\_\_\_\_ RMC \_\_\_\_\_

for \_\_\_\_\_ Greenville \_\_\_\_\_ County in \_\_\_\_\_ Deed Book 1223 \_\_\_\_\_

at \_\_\_\_\_ Page 617 \_\_\_\_\_

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

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