

REAL ESTATE MORTGAGE

1691 240

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
GREENVILLE CO. S.C.
Nov 26 3 41 PM '84
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGOR(S)/BORROWER(S)

Donald N. Talley

MORTGAGEE/LENDER

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

Account Number(s) 251785

Amount Financed \$7251.90

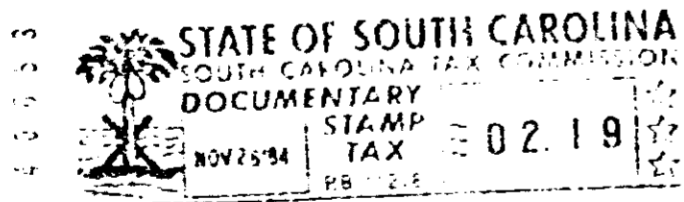
KNOW ALL MEN BY THESE PRESENTS, that the said Borrower, in consideration of the debt referred to by the account number(s) and amount financed above, and of the sum of money advanced thereunder, which indebtedness is evidenced by Borrower's note bearing the date 21st day of November, 1984, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 30th day of November, 1991; 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:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Rockview Drive, near the City of Greenville, S.C., being known and designated as Lot 45 on plat of Rockview Heights Subdivision and having, according to a more recent plat entitled, "Property of Andrea Brenner and William B. Williams" prepared by R.B. Bruce, dated May 21, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Rockview Drive, said pin being 865 feet west of the intersection of Rockview Drive and Buncombe Road, S 13-42 E 170.8 feet to an iron pin; thence S 79-0 W 100 feet to an iron pin; thence N 18-38 W 173 feet to an iron pin on the southerly side of Rockview Drive; thence with the southerly side of Rockview Drive N 79-00 E 115 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagor herein by deed of Andrea Brenner and William B. Williams to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by Collateral Investment Company recorded in Book 1505 at Page 277 in the RMC Office for Greenville County on June 16, 1980 in the original amount of \$ 41,000.00.



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 _____

Andrea Brenner and William B. Williams

to the Borrower by deed, recorded November 26, 1984,

in the Office of the RMC

for Greenville County in Deed Book 1691

at Page 133

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

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