

REAL ESTATE MORTGAGE

NO 1000 43501

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
MAR 18 1 45 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Ronald H. Barton
21 Tanwood Circle
Simpsonville, South Carolina

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, South Carolina 29606

Account Number(s) 40337-8

Amount Financed \$10,000.99 Total Note \$17,304.00

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 18th day of March, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 25th day of March, 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 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 with the buildings and improvements thereon situate on the west side of Tanwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina being shown as Lot 369 of Section 4 of Westwood Subdivision, recorded in the RMC Office for Greenville, S.C. in Plat Book 4-R, Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Tanwood Circle at the joint corner of Lots 368 and 369 and runs thence along the line of Lot 368 S. 86-00 W. 140.1 feet to an iron pin; thence along the line of Lot 378 N. 1-43 W. 10 feet to an iron pin; thence along the line of Lot 377 N. 1-02 E. 44.1 feet to an iron pin; thence along the lines of Lots 372, 371 and 370 N. 69-00 E. 155.8 feet to an iron pin on the west side of Tanwood Circle; thence along Tanwood Circle S. 7-30 W. 40.4 feet to an iron pin; thence continuing along Tanwood Circle S. 1-00 W. 60 feet to the beginning corner.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, rights of way, if any, affecting the above described property.

Mortgagor's Address: 21 Tanwood Circle, Simpsonville, South Carolina.



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 the mortgage is on a leasehold), are referred to as the "property". DERIVATION: Title passed from _____

Builders & Developers, Inc.

to (the Borrower by deed dated April 24, 1973), recorded April 26, 19 73,
in the Office of the Clerk of Court
for Greenville County in Deed Book 973
at Page 279

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

Borrower covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that he has good, right and lawful authority to sell, convey, mortgage or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except: (If none, so state.)

(USDA) Farmers Home Administration

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