

REAL ESTATE MORTGAGE

BOOK 1545 PAGE 782

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

REC'D  
S. C.  
JUN 12 PM '81  
RSLEY

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Joel N. Brockman and Mary J. Brockman  
205 Shadecrest Drive  
Mauldin, South Carolina

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

Account Number(s) 40369-1

Amount Financed \$6,890.72 Total Note \$10,500.00

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 26th day of June, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 3rd day of July, 1986; 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 situated, lying and being in Greenville County, South Carolina, on the Northern side of Shadecrest Drive in the Town of Mauldin and being known and designated as Lot 40 on a plat of Hillsborough, Section One, recorded in the RMC Office for Greenville County, South Carolina in Plat Book WWW at Page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Shadecrest Drive at the joint front corner of Lots 40 and 41 and running thence along a line of Lot 41, N. 24-12 E. 140.8 feet to a point; thence N. 59-16 W. 150 feet to an iron pin; thence along lines of Lots 38 and 39, S. 7-51 W. 176.5 feet to an iron pin on the Northern side of Shadecrest Drive; thence along the Northern side of Shadecrest Drive, S. 77-40 E. 50 feet to an iron pin; thence continuing along the Northern side of Shadecrest Drive, S. 67-10 E. 50 feet to the beginning corner.

BORROWERS' ADDRESS: 205 Shadecrest Drive, Mauldin, 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

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

Robert N. Mathein and Vickie L. Mathein

to the Borrower by Deed dated March 3, 1976, recorded March 10, 1976,

400 in the Office of the Clerk of Court  
8 for Greenville County in Deed Book 1032  
at Page 798

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.)

First Federal Savings & Loan Association

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