

GRAND FILED
CO. REAL ESTATE MORTGAGE

BOOK 1547 PAGE 537

JUL 22 8 36 AM '81
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGOR(S)/BORROWER(S)

Ben Fletcher Burnett and Della Marie Burnett
8 Boswell Court
Greenville, South Carolina

MORTGAGEE/LENDER

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

Account Number(s) 40376-6

Amount Financed \$7,489.36 Total Note \$10,560.00

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 21st day of July, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 27th day of July, 1985; 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 on the northwestern side of Boswell Court in Greenville County, South Carolina, being shown as Lot No. 2 on a Final Plat of Boswell Court, made by Carolina Engineering & Surveying Company, dated July 13, 1964, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book HHH, Page 81, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Boswell Court at the joint front corners of Lots Nos. 2 and 3, and running thence N. 35-16 W. 180 feet to an iron pin on the Property of the City of Greenville; thence with the line of the latter mentioned property N. 57 E. 85 feet to an iron pin; thence S. 35-16 E. 180 feet to an iron pin on the northwestern side of Boswell Court; thence with the northwestern side of Boswell Court S. 57 W. 85 feet to an iron pin, the beginning corner.

There are hereby excluded from the warranties contained in the Deed any rights of way, reservations, easements, building restrictions or setback lines existing on this date, and/or shown of public record on any plat covering the property herein conveyed and/or given by Deed of the Grantor or Grantor's predecessors in title.

BORROWERS' ADDRESS: 8 Boswell Court, Greenville, 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 _____

(1) W. D. Shedd (2) Ben Fletcher Burnett

to the Borrower by deeds _____, recorded (1) March 24, 1966 ~~XXXXXXXXXX~~

In the Office of the R.M.C. (2) November 26, 1980

for Greenville County in (1) Deed Book 794, Page 401 and

* (2) Deed Book 1138, Page 29

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.)

Carolina Federal Savings and Loan Association

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