

GREENVILLE REAL ESTATE MORTGAGE

1555 105

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
OCT 15 10 07 AM '81
JOHN S. TANKERSLEY
M.C.

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Clarence Edwin Padgett
17 Bear Drive
Greenville, South Carolina

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, South Carolina 29607

Account Number(s) 40400-4

Amount Financed \$20,168.54 Total Note \$33,120.00

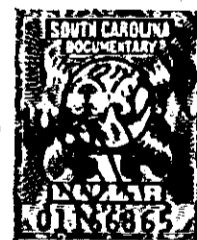
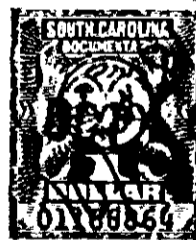
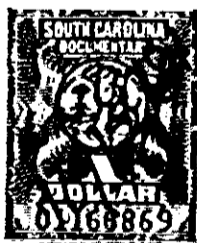
KNOW ALL MEN BY THESE PRESENTS, that the said Borrower, in consideration of the debt referred to by the account number(s) and amount financed above, and of the sum of money advanced thereunder, which indebtedness is evidenced by Borrower's note bearing the date 15th day of October, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 22nd day of October, 1987; 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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Bear Grass Drive, near the City of Greenville, S.C., being shown as Lot No. 28 on the plat of Biltmore as recorded in the RMC Office for Greenville County, S.C. in Plat Book Y, page 147, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Bear Grass Drive, joint front corner of Lots 27 and 28, and running thence along the common line of said lots N 75-14 W 150 feet to an iron pin; thence S 14-46 W 75 feet to an iron pin, joint rear corner of Lots 28 and 29; thence S 75-14 E 150 feet to an iron pin on the westerly side of Bear Grass Drive; thence along the westerly side of said Drive N 14-46 E 75 feet to an iron pin, the point of beginning.

For restrictions see Deed Book 514, page 379.

Borrower's address: 17 Bear Drive, 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 _____

E. B. Willis, Jr.

to the Borrower by deed dated April 5, 1957, recorded April 6, 1957,

in the Office of the Clerk of Court

for Greenville County in Deed Book 574

at Page 339

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.)

Douglas Wilson & Company, Assigned to Metropolitan Life Insurance Company; American Credit Company (2); Fidelity Federal Savings & Loan Assn.

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