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REAL ESTATE MORTGAGE

BOOK 1575 PAGE 665

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)
Robert F. Hargett, Jr. and Clarice H. Hargett
411 Harness Trail
Simpsonville, South Carolina

MORTGAGEE/LENDER
Sunamerica Financial Corp.
33 Villa Road Suite 201
Greenville, South Carolina

Account Number(s) 40435-0

Amount Financed \$16,372.04 Total Note \$35,400.00

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 19th day of July, 19 82, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 26th day of July, 19 92; 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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot 18, according to a plat entitled "Heritage Lakes Subdivision" by Heaner Engineering Co., Inc., as revised October 26, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6H, Page 16. Reference is hereby made to said plat for a metes and bounds description.

This is the same property conveyed to the above named grantors by deed of Comfortable Mortgages, Inc. recorded in the RMC Office for Greenville County in Deed Book 1114 at Page 589 of even date.

Title to the property hereinabove described is subject to the following exceptions:

1. Easements of record.
2. Conditions, covenants and restrictions of record.
3. Lien of ad valorem taxes for the current year.

Borrowers address:

411 Harness Trail
Simpsonville, S.C.

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 _____

DAVIDSON VAUGHN, A General Partnership

to the Borrower by Deed Dated October 26, 1979, recorded October 30, 1979,

in the Office of the Clerk of Court

for Greenville County in Deed Book 1114

at Page 592.

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.)

Greer Federal Savings and Loan Association

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