

OCT 21 4 34 PM '82

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGOR(S)/BORROWER(S)	MORTGAGEE/LENDER
Harold Donald McKinney & Helen M. McKinney Rt. 1 Travelers Rest Greenville SC	SunAmerica Financial Corporation 33 Villa Rd., Suite 201 Greenville SC 29607

Account Number(s) 40450-9 Amount Financed \$10,084.27 Total Note \$16,560.00

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 19th day of October, 19 82, 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 October, 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 Piece, Parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, on the waters of Enoree River and described as follows:

BEGINNING at a stone 3x; near a forked Gum, thence S. 71 E. to a stake in the Greenville Road 3x; thence along the said road to the old Buncombe Road at School House; thence along the Buncombe Road, N. 77½ W. 2.00 ch. to an angle in said road; thence N. 88 W. 1.78 ch. to an angle in road; thence N. 75½ W. 4.02 ch. to an angle; thence N. 70 W. 12.88 chs. to a stake in Road; thence N. 35.25 ch. to the beginning corner, containing 50 acres, more or less, and bounded by lands of S.H. Pool and others; LESS HOWEVER, a tract of 3½ acres, conveyed to Paul E. McKinney by deed recorded in Deed Book 429 at page 399 and a tract of 2½ acres conveyed to Harold Donald McKinney by deed recorded in Deed Book 430 at page 4.

ALSO: "ALL that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, lying on south side of State Highway #415 adjoining tract sold to Paul E. McKinney and Audrey S. McKinney, and containing two and 1/8 acres, more or less, and having the following metes and bounds, to wit:

See Attachment for continuing Description

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 Paul E. McKinney, Palmer A. McKinney, William H. McKinney & Kathryn McKinney Watson to the Borrower by 10/30/75, recorded 10/31/, 1975, in the Office of the Clerk of Court for Greenville County in 1026 at 613

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.) Travelers Rest Federal S&L Pennsylvania National Mutual Casualty Ins. Co.

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