

REAL ESTATE MORTGAGE
G.S.C. P.S.C.

BOOK 1588 PAGE 73

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

DEC 2 10 PM '82
DONS JENNERSLEY
REC'D

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Susan S. Hall
Rt. 9, Quail Trail
Greenville, South Carolina

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

Account Number(s) 40462-4

Amount Financed \$5,455.66 Total Note \$7,200.00

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 3rd day of December, 19 82, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 9th day of December, 19 85; 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 improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeastern side of Quail Trail, being known and designated as Lot 1-A of the Property of Oliver D. Suddeth as shown on a plat thereof prepared by Jones Engineering Service dated February 6, 1973, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Quail Trail, joint front corner of Lots 1 and 1-A and running thence with the joint line of said lots, S. 38-15 E. 169.5 feet to an iron pin; thence S. 68-35 W. 100 feet to an iron pin; thence N. 40-00W. 138 feet to an iron pin on the southeast side of Quail Trail; thence with said Quail Trail, N. 50-00 E. 100 feet to the beginning corner; being a portion of the property conveyed to me by R.G. Pace by deed dated August 13, 1949 and recorded in the R.M.C. Office for Greenville County in Deed Volume 388 at page 449.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.

Susan S. Hall
Rt. 9, Quail Trail
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 _____

to the Borrower by (1) Charles Gary Hall (2) Oliver D. Suddeth
deed dated 1) 9-6-80 2) 3-29-74, recorded 1) 9-8-80 (2) 4-1-74, 19 _____.

in the Office of the R.M.C.
for Greenville County in deed book (1) 1132 (2) 996
at (1) 784 (2) 359

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.
First Federal Savings and Loan Association