

REAL ESTATE MORTGAGE

1595 and 155

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: FILED
CO. S. C.
FEB 16 10 10 AM '83
DONN... SLEY

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Roy D Hincemon and Jane B. Hincemon
114 Finley Ave.
Greer, S.C.

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

Account Number(s) 40485-5

Amount Financed \$15,507.71 Total Note \$30,000.00

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 16th day of February, 19 83, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 24th day of February, 19 93; 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 One Hundred thousand and no/100 Dollars (\$ 100,000.00), 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 triangular piece, parcel or lot of land lying, being and situate on Roe Street and Finley Avenue in the city of Greer, Chick Springs Township, county and state aforesaid, being shown and designated as Lot No. 1 on plat entitled "Property of Elizabeth E. Taylor" prepared by John A. Simmons, RLS, dated December 21, 1962, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Roe Street and Finley Avenue and running thence along and with the eastern side of Roe Street, S. 1-10 E. 262.8 feet to a point at the joint front corners of Lots Nos. 1 and 2, as shown on the aforesaid plat; thence running along and with the joint front property line of said two lots, N. 88-50 E. 152.6 feet to an iron pin on the western side of Roe Street (another iron pin back on line at 147.6 feet); thence running along and with the western side of Roe Street, N. 31-16 W. 304 feet to the beginning point. For a more particular description, see the aforesaid plat.

SUBJECT to any and all existing reservations, easements, rights-of-ways, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This being the property conveyed to Mortgagors herein by Elizabeth E. Taylor by deed dated August 31, 1977 and recorded in the RMC office of Greenville County, at deed book 1064 at page 705.

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 Elizabeth
E. Taylor

to the Borrower by deed, recorded September 13, 1977.

in the Office of the Register of Mesne Conveyances

for Greenville County in deed book 1064

at page 705.

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.
Elizabeth Taylor 1st Union Mortgage Company

0155

4328 RV-21