

REAL ESTATE MORTGAGE

VOL 1048 PAGE 05

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
GREENVILLE S.C.
SOUTH CAROLINA
R.M.C.

MORTGAGOR(S)/BORROWER(S)
Wilbert Evans, Sr. & Wilbert Evans, Jr.
136 Glenn Rd.
Greenville, S.C.

MORTGAGEE/LENDER
Sunamerica Financial Corp.
33 Villa Rd., Suite 201
Greenville, S.C.

Account Number(s) 406850 Amount Financed \$7876.05 Note:\$12,000.00

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 27th day of January, 1984, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 3rd day of February, 1989; 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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being the western half of Lot No. 19, Section A, of a subdivision known as Glenn Farms as shown on plat hereof recorded in the RMC office for Greenville County in Plat Book S, at pages 70 and 71, and being also known and designated as Lot 19A of the property of Amie Mimms as shown on plat thereof prepared by C.C. Jones, Wngineer, December 13, 1960 and recorded in the RMC office for Greenville County in Plat Book WW, at page 34, and having, according to the last mentioned plat, the following metes and bounds, to-wit:

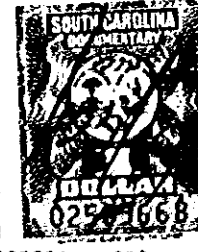
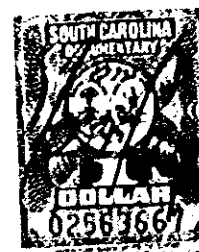
BEGINNING at an iron pin on the northern side of Glenn Road, the joint front corner of this lot and Lot No. 20 of the Glenn Farms Subdivision, and running thence along the joint line of said lots, N. 3-00 E. 202 feet to an iron pin; thence S. 87-30 E. 50.45 feet to an iron pin at the rear corner of Lot No. 19B; thence along the line of Lot No. 19B, S. 3-31 W. 214.3 feet to an iron pin on the northern side of Glenn Road; thence along the northern side of Glenn Road, N. 73-00 W. 50 feet to the beginning corner.

DERIVATION: Estate of Anna Ruth Evans, Apt. No. 1716, File No. 16, Probate Court of Greenville County.

Deed from J.H. Mauldin to Wilbert Evans and Anna B. Evans recorded 4/19/61 in the RMC office for Greenville County in Deed Book 672 at page 181.

1/27/84

1/27/84



together with all the improvements now or hereafter erected on the property, and all 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 see above

to the Borrower by _____, recorded _____, 19____,
in the Office of the _____
for _____ County in _____
at _____

ECTO -3 JA31 84 037 4.00CD

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.

4328-RT-2