

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

FILED  
GREENVILLE CO. S.C.  
MAR 19 9 23 AM '84  
DONNIE S. TANKERSLEY  
R.M.C.

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MORTGAGOR(S)/BORROWER(S)

Roddy E. & Mary V. King  
1209 Davenport Rd.  
Simpsonville, S.C.

MORTGAGEE/LENDER

Sunamerica Financial Corporation  
33 Villa Rd., Suite 201  
Greenville, S.C.

Account Number(s) 9C02709

Amount Financed \$8,000.00 Open End Revolving Loan

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 March, 19 84, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on n/a day of n/a, 19 n/a; 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, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, Austin Township, being known and designated as Lot 698, on the North side of Davenport Road, Westwood Subdivision, Section VI, Sheet 2 of 2, made by Piedmont Engineers and Architects, and recorded in the RMC Office for Greenville, South Carolina, in Plat Book 5-P at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Davenport Road at the joint corner of Lots 697 and 698 and runs thence along the line of Lot 697, N. 5-10 W. 138.38 feet to an iron pin; thence along the line of 685, N. 89-55 E. 85 feet to an iron pin; thence along the line of Lot 699, S. 5-39 E. 136 feet to an iron pin on the North side of Davenport Road, S 88-57 W. 86 feet to the beginning corner.



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 Artistic Builders, Inc.

to the Borrower by Deed, recorded 12/1, 19 76,  
in the Office of the RMC  
for Greenville County in Deed Book 1047  
at Page 88

ECTG 3 MR19 84 005 4.00CD

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

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