

REAL ESTATE MORTGAGE

VOL 1036 PAGE 242

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

APR 6 11 04 AM '84
DEED BOOK 804 PAGE 638

MORTGAGOR(S)/BORROWER(S)

Gerald E. & Patricia S. Brashier
103 Aster Drive
Simpsonville, S.C.

MORTGAGEE/LENDER

Sunamerica Financial Corp.
33 Villa Road, Suite 201
Greenville, S.C.

Account Number(s) 9003707

Amount Financed \$12,000.00 Open End Revolving

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 6th day of April, 1984, 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 lot of land lying in the State of South Carolina, County of Greenville, in the town of Simpsonville, being known as Lot 49 on a plat of Poinsettia, Section I, dated June 23, 1965, and recorded in Plat Book "BBB", at Page 103, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Aster drive at the joint front corner of lots 38 and 49 and running thence with the line of lot 49 N. 76-53 E. 170.3 feet to an iron pin; thence S. 13-06 E. 100 feet to an iron pin at the rear corner of lot 47; thence with the line of lot 47, S. 76-53 W. 170.3 feet to an iron pin on the Eastern side of Aster Drive; thence with the Eastern side of said drive, N. 13-06 W. 100 feet to the point of BEGINNING.



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 _____

Douglas Green

to the Borrower by _____ Deed _____, recorded August 25, 19 66,

in the Office of the _____ RMC

for _____ Greenville County in Deed Book 804

at _____ Page 638

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

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