

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

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JUL 3 10 11 AM 1984
DEPT. OF REVENUE

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MORTGAGOR(S)/BORROWER(S)
Jack D. Plaster and Louise H. Plaster
315 Anglewood Drive
Simpsonville, South Carolina

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

Account Number(s) 40693-4 Amount Financed \$6,970.09 Total Note \$9,840.00

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 29th day of June, 1984, 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 July, 1988; 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, Town of Simpsonville, situate, lying and being on the southern side of Anglewood Drive and being known and designated as Lot No. 179 on a plat of WESTWOOD Subdivision, Section 2, recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 48 and also being shown as Lot No. 179 on a plat entitled "Property of Jack D. Plaster and Louise H. Plaster", prepared by Carolina Surveying Company, dated May 18, 1977 and recorded in the RMC Office for Greenville County in Plat Book 6D at Page 78, and having, according to the latter plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Anglewood Drive, joint front corner of Lots 178 and 179 and running thence with the common line of said lots, S 51-19 E. 134.7 feet to an iron pin on a creek; thence with the creek as the line, S 30-02 W 263.8 feet to an iron pin thence N 49-41 W 15.05 feet to an iron pin; thence N 02-25 W 54.35 feet to an iron pin; thence N 06-50 W 250 feet to an iron pin on the southern side of Anglewood Drive; thence with said Drive, N 88-16 E 26.8 feet to an iron pin; thence continuing with said Drive, S 89-24 E 43.65 feet to the point of beginning.

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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 Bobbie P. McFadin to Angela B. McFadin
to the Borrower by Deed, recorded May 26, 1977
in the Office of the Clerk of Court
Greenville County in Deed Book 1057
at Page 340.

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

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