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STATE OF SOUTH CAROLINA COUNTY OF Greenville

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SUPP

MURTGAGOR(S)/BORROVER(S)

MORTGAGEE/LENDER

Ted F. McCulloch and Janis A. McCulloch Route 5, Box 616 Simpsonville, South Carolina Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, South Carolina 29607

Account Sumber(s) 404095

Amount Financed \$49957.56 Total Note \$88200.00

ENOW 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 7th day of December 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12th day of December, 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, 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 containing 4.0 acres located on the southwestern side of Roper Mountain Road and having, according to a plat prepared by Carolina Engineers and Surveying dated May 2, 1973, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Roper Mountain Road (said point being 2,185.5 feet, more or less, in a northwesterly direction from the intersection of Moore Road and Roper Mountain Road) and running thence along property now or formerly of John Day, S. 35-30 W. 710.5 feet to an iron pin on property line of F. B. Jones; thence with the Jones property line N. 52-08 W. 245.8 feet to an iron pin on the property line of John F. Day; thence with the Day property line N.35-30E. 708.25 feet to a point in the center of Roper Mountain Road; thence with the center line of said lot S. 52-15 E. 170.8 feet to a point; thence continuing with the center line of Laid lot, S. 53-35 E. 75 feet to the point of beginning.

The above described property is subject to restrictions recorded in Deed Book 936 at page 155.

The Grantee agrees to remove all buildings existing on said property at the time of this conveyance on or before March 15, 1974.

Borrowers' address: Route 5, Box 616, Simpsonville, South Carolina

his mortgage is on a leasehold), are referred to as the "property". DERIVATION: Title passed from		
John F. Day		
the Borrower by <u>Deed dated 8/29/73</u>	, recorded September 6	, 1973
the Office of the Clerk of Court		
r <u>Greenville</u>	County in Deed Book 983	
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fogether with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents,

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

Borrower covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other gestate, if any, as is stated hereinbefore), that he has good, right and lawful authority to sell, convey, mortgage or encumber the same, and that the premises are free and clear of all liens and encumbrances whatspever except: (If none, so state.)

Fidelity Federal Savings & Loan Assn.

Form #4233 (9/80)

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