STATE OF SOUTH CAROLINA

BONNI THE SERSLEY 1 4 5

COUNTY OF GREENVILLE

MORTGAGOR(S)/BORROWER(S)

Bonnie M. Toothman 420 Meredity Lane Greenville, SC

MORTGAGEE/LENDER

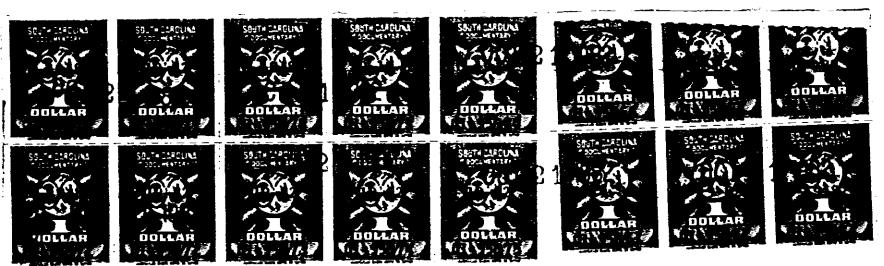
Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, SC

Account Number(s) 404483-91

Amount Financed \$55,220.96 Total Note \$119,400.00

KNOW ALL NEW 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 Borrover's note bearing the date 19th day of October 19 82, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 25th day of October 19 92; and in the further consideration of (1) all existing indebtedness of Borrover to Lender (including, but not limited the above dates that advances) avidanced by providing the state of the indebtedness of the indebtedness of Borrover 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 Borrover to Lender now due or to become due or hereafter contracted, the 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 Borrover 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, together with all building and improvements, situate, lying and being on the eastern side of Meredith Lane, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 45 on a final plat of HENDERSON FOREST, made by Campbell & Clarkson, Surveyors, Inc., dated June 9, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, page 41, reference to which is hereby craved for the metes and bounds thereof, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public records and actually existing on the ground affecting said property.



Nogether with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, Oroyalties, mineral, oil and gas rights and profits, water, water rights, water stock and all fixtures now or hereafter Dettached to the property, all of which, including replacements or additions thereto, shall be deemed to be and remain a part In the property covered by this mortgage; and all of the foregoing, together with said property (or the leasehold estate if

Othis mortgage is on a leasehold), are referred to as the "property". DERIVATION: Title passed from \_ Randolph R. Tootham No the Borrower by <u>deed dated 12/19/79</u> N the Office of the Clerk of Court DEED BOOK 1145 Greenville **PAGE 755** 

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 sestate, if any, as is stated hereinbefore), that he has good, right and lawful authority to sell, convey, nortgage or encumber the same, and that the premises are free and clear of all liens and encumbrances whatspever except: (If none, so state.) 8 Homemakers Loan & Consumer Discount d/b/a GECC Financial Services ČCIT Financial Services, Inc.

C.I. T Financial Services

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