

FILED
GREENVILLE S.C.
REAL ESTATE MORTGAGE

Oct 20 2 51 PM '83

BOOK 1031 PAGE 598

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGOR(S)/BORROWER(S)

JERRY M. and PAMELA McELHANNON
101 Taylors Road
Taylors, S.C.

MORTGAGEE/LENDER

SUNAMERICA FINANCIAL CORP.
33 Villa Road, Suite 201
Greenville, S.C.

Account Number(s) 40679-3 Amount Financed \$9,951.44 Total Note \$15,000.00

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 18th day of October, 19 83, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 24th day of October, 19 88; 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, including all buildings and improvements thereon, lying and being on the Eastern side of Taylors Road (Brushy Creek Road) as shown on plat prepared by J. Earl Freeman, Surveyor, dated October 19, 1940, being also known as property of Alfred G. Taylor, and shown on a more recent plat entitled "Property of James M. Burden", dated July, 1972, prepared by R.B. Bruce, R.L.S., which plat is of record in the Office of the R.M.C. for Greenville County, S.C. in Plat Book 4W, page 8, reference to which plat is hereby craved for a metes and bounds description of said property.



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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 _____
James M. Burden
to the Borrower by _____ Deed _____, recorded December 10, _____, 19 75,
in the Office of the _____ RMC
for _____ Greenville County in Deed Book 1028
at _____ Page 555.

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

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