

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
GREENVILLE CO. S.C.

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MAR 22 2 04 PM '84

DOUGLAS DENNISLEY

MORTGAGOR(S)/BORROWER(S)

R.M.C.

MORTGAGEE/LENDER

John T. McCombs, Jr. & Jean C. McCombs
Rt. 2, Box 449
Marietta, S.C.

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

Account Number(s) 9002907

Amount Financed \$10,000.00 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 21st day of March, 19 84, 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 in the County of Greenville, State of South Carolina, in Bates Township, containing 16.1 acres, more or less, shown on plat of Constance S. Young recorded in the RMC Office for Greenville County in Plat Book 4-C, Page 35, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S.C. Highway 186 at the corner of Marilyn A. Stroud property and running thence along the center of said road the following courses and distances, to-wit: N. 70-45 E. 200 feet; N. 63-00 E. 125 feet; N. 54-01 E. 300 feet; thence along Talmadge C. Stroud, Sr., property, S. 47-00 E. 894 feet to an iron pin on the bank of North Saluda River; thence following the river as the line, the traverses and distances of which are: S. 6-26 W. 100 feet; S. 3-08 E. 160 feet; S. 26-48 E. 105 feet; S. 22-55 W. 125 feet; S. 51-42 W. 246 feet; thence along Marilyn A. Stroud property N. 47-00 W. 1366 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 Cleophus Ricker

to the Borrower by Deed, recorded 11/8, 19 77,

in the Office of the RMC

for Greenville County in Deed Book 1068

at page 162 6610 3 MAR 22 84 047 4.0000

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

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