

FILED
GREENVILLE CO. S.C.
REAL ESTATE MORTGAGE

BOOK 1531 PAGE 948

FEB 6 12 35 PM '81

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DONN S. TAMPERSLEY
M.M.C.

MORTGAGOR(S)/BORROWER(S)

Harold J. Jones, Jr. and Connie G. Jones
14 Cox Drive
Travelers Rest, South Carolina

MORTGAGEE/LENDER

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, South Carolina 29606

Account Number(s) 40329-5

Amount Financed \$8,398.86 TOTAL NOTE \$12,600.00

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 5th day of February, 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 February, 1986; 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 lying in the State of South Carolina, County of Greenville, shown as Lot 70 on plat of Sunny Acres, recorded in Plat Book BB at page 168 and having such courses and distances as will appear by reference to said plat.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

Grantee's Address: 1 Cox Drive, Travelers Rest, South Carolina



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 _____

Bobby Joe Jones

to the Borrower by deed dated November 7, 1977, recorded November 8, 1977.

in the Office of the Clerk of Court

for Greenville County in Deed Book 1068

at page 150

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 estate, 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 whatsoever except: (If none, so state.)

First Federal Savings and Loan Assn.

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