

MAY 12 37 PM '81

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STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

MORTGAGOR(S)/BORROWER(S)

Daniel J. Hart  
2 Concord Avenue  
Greenville, South Carolina

MORTGAGEE/LENDER

Sunamerica Financial Corporation  
33 Villa Road, Suite 201  
Greenville, South Carolina 29607

Account Number(s) 40349-3

Amount Financed \$5,715.10 Total Note \$8160.00

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 4th day of May, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 11th day of May, 19 85; 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 with the buildings and improvements thereon, situate, lying and being near the City of Greenville County of Greenville, State of South Carolina, and being known and designated as all of Lot #49 and part of Lot #50,, Plat of property of Edgar C. Waldrop, which plat is recorded in the office of the RMC for Greenville County, S.C. in Plat Book B, page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Concord Street (formerly Dover Street), at the corner of lot heretofore conveyed to W. F. Poole, and running thence with the Eastern side of Concord Street S. 3-56 E. 8 feet to an iron pin, joint corner of Lots 49 and 50, thence with the curve of Laurel and Gantt Streets 102.9 feet, the chord of which is S. 55-13 E.; thence with Gantt Street N. 58-30 E. 78.3 feet to an iron pin at the corner of Lot 48; thence with the line of Lot 48, N. 3-56 W. 43.2 feet to an iron pin at the corner of the Poole's lot; thence with the Poole's lot in a southwesterly direction 150 feet, more or less, to the point of Beginning; this course and distance, according to a plat of property of Daniel J. Hart made by Dalton & Neves, Engineers, April, 1962, is S. 83-24 W. 150.2 feet.

This is the same property conveyed by deed recorded in the RMC Office for Greenville County, S.C. in Deeds Volume 373, page 199.

Grantee to pay 1962 taxes.



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 \_\_\_\_\_

Ruby Etta Hines

to the Borrower by deed dated 4/13/62, recorded 4/13/62, 19\_\_\_\_\_,  
in the Office of the Clerk of Court  
for Greenville County County in Volume 696  
at Page 188

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.)

C Douglas Wilson assigned to Suburbia Federal Savings & Loan Assn.  
Sun Finance Company-1201, Inc.

1050

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