

REAL ESTATE MORTGAGE

BOOK 1549 PAGE 44

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

AUG 4 8 42 AM '81

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGOR(S)/BORROWER(S)

Culbertson  
John R., Jr. and Edna D. Culbertson  
302 Ivydale Drive  
Greenville, South Carolina

MORTGAGEE/LENDER

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

Account Number(s) 40381-6

Amount Financed \$5,357.02 Total Note \$7,680.00

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 3rd day of August, 1981, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10th day of August, 1985; 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 in the County of Greenville, State of South Carolina, situate, lying and being on the easterly side of Ivydale Drive (formerly Churchill Avenue) and being known and designated as the western portion of Lot No. 89 on a plat of Piedmont Estates Subdivision recorded in the RMC Office for Greenville County in Plat Book M at Page 123, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Ivydale Drive, formerly Churchill Avenue, at the joint corner of Lots 89 and 90 and running thence N.73-48 E. 111.9 feet to an iron pin; thence across said Lot 89, S.08-48 E. 61 feet to an iron pin in the joint line of Lots 88 and 89; thence with the joint line of Lots 88 and 89, S. 73-48 W. 119.9 feet to an iron pin on the easterly side of Ivydale Drive; thence with the easterly side of said Drive, N.01-25 W. 62 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record, particularly those certain restrictions recorded in the RMC Office for Greenville County in Deed Book 547 at Page 199.

BORROWERS' ADDRESS: 302 Ivydale Drive, Greenville, 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 \_\_\_\_\_

John H. Hawkins and Janice H. Hawkins

to the Borrower by Deed dated June 14, 1977, recorded June 16, 1977, in the Office of the Clerk of Court Greenville County in Deed Book 1058 for Page 669 at \_\_\_\_\_

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.)

Cameron-Brown Company

Sunamerica Financial Corporation

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