

FILED
GREENVILLE CO. S. C.
AUG 28 2 49 PM '81 REAL ESTATE MORTGAGE

BOOK 1550 PAGE 408

DONNIE TANKERSLEY
R.M.C.
STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

MORTGAGOR(S)/BORROWER(S)

Pauline Carroll
207 Rainbow Drive
Greenville, SC

MORTGAGEE/LENDER

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, SC 29606

Account Number(s) 40387-3

Amount Financed \$6261.78 Total Note \$9,600.00

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 19th day of August, 19 81, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 26th day of August, 19 86; 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Rainbow Drive (formerly View Point Road), and being shown and designated as Lot 33 on a plat of View Point Place, which plat is recorded in the Office of the R.M.C. for Greenville County in Plat Book CC at Page 152, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Rainbow Drive, the joint front corner of Lots 33 and 34 and running thence along the common line of said lots S. 25-31 E. 150 feet to an iron pin; thence S. 63-05 W. 54 feet to an iron pin on the eastern side of Bayne Drive; thence along said Bayne Drive N. 43-10 W. 130 feet to an iron pin; thence following the curve of the intersection of Bayne Drive and Rainbow Drive, the chord of which is N. 19-40 E. 63.1 feet to an iron pin on the southern side of Rainbow Drive; thence with the said Rainbow Drive N. 83-32 E. 51.7 feet to the point of Beginning.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.

BORROWER'S ADDRESS: 207 Rainbow 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 _____

Arnold E. Mullinax

to the Borrower by Deed dated July 3, 1973, recorded July 5, 19 73,
in the Office of the Clerk of Court
for Greenville County in Deed Book 978
at Page 370

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.)

Carolina National Mortgage Investment Company - Assigned to Life Insurance Company of GA.

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