

REAL ESTATE MORTGAGE

1562 230

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

1982
SLEY

MORTGAGOR(S)/BORROWER(S)
JOHN W. DAVENPORT AND CATHERINE B. DAVENPORT
RT. 7, BOX 141
LANCASTER, S. C. 29720

MORTGAGEE/LENDER
SUNAMERICA FINANCIAL CORPORATION
33 Villa ROAD, SUITE 201
GREENVILLE, S. C. 29606

Account Number(s) 404152

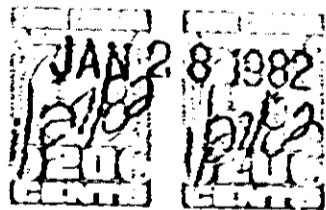
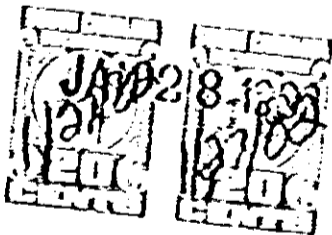
Amount Financed \$6969.15 Total Note \$9840.00

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 27th day of January, 1982, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 3rd 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 in the State and County aforesaid, being shown and designated as Lot No. 31, as shown on a Plat of Pinewood Estates by H. S. Brockman, Surveyor, dated November 7, 1958 and recorded in the R. M. C. Office for Greenville County in Plat Book MM, at Page 55, and having according to said plat the following description, to-wit:

BEGINNING at an iron pin at joint corners of Wynette Way and Christie Drive and running thence 70 feet, more or less, with the line of Wynette Way to an iron pin at joint front corners of lots 30 and 31; running thence 170 feet, more or less, with the side line of lot 30 to an iron pin at joint rear corners of lots 30 and 31 and side line of lot 27; running thence 114.5 feet, more or less with the side line of lot 27 to an iron pin at joint corners of lots 27 and 31 on Christie Drive; running thence 175.8 feet, more or less, with the line of Christie Drive to the iron pin at joint corners of Christie Drive and Wynette Way, the point of Beginning.

Borrowers Address: Rt. 7, Box 141, Lancaster, S. C. 29720



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 _____

M. W. Fore

to the Borrower by deed dated October 14, 1965, recorded October 19, 1965, in the Office of the Clerk of Court for Greenville County in Deed Book 784 at Page 295

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.)

Farmers & Merchants Bank

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