

OCT 12 4 37 PM '82

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Edward C. Siebold
14 Oak View Road
Greenville, S.C.

Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, S.C. 29606

Account Number(s) 40446-7

Amount Financed
\$14,176.90

TOTAL NOTE \$21,600.00

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 12th day of October, 19 82, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 18th day of October, 19 87; 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 of that lot of land in the City and County of Greenville, State of South Carolina, shown as part of Lot 14 on the unrecorded plat of John T. Davenport, and shown as part of Lot 14 on plat of Edward C. Siebold recorded in the R.M.C. Office for Greenville County in Plat Book 4-B, page 69, and having according to said plat the following metes and bounds, to wit: BEGINNING at an iron pin on the western side of Oakview Drive at the corner of Lot #13 which iron pin is situated 340 feet south of the intersection of Westminister Drive (Augusta east), and running thence along Oakview Drive, S. 23-32 W. 89.1 feet to an iron pin; thence N. 47-23 W. 175.5 feet to an iron pin; thence N. 21-35 E. 28.5 feet; thence S. 67-51 E. 167.2 feet to the point of beginning being the same property conveyed to me in Deed Book 736, page 200. Part of Lot 14 was conveyed out in Deed Book 501, page 235.

Borrowers Address:
14 Oakview Road
Greenville, S.C.



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 _____

Mary E. Cosman

to the Borrower by deed dated June 6, 1969, recorded June 6, 1969,

in the Office of the R.M.C.

for Greenville County in Deed Book 869

at page 376

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 & Co., assigned to Metropolitan Life Insurance Co.
Southern Prudential Corp., assigned to Fidelcor Mortgage Co. of Ga., Inc.

0071

4328 IV-2