

STATE OF SOUTH CAROLINA FEB 9 4 53 PM '83
COUNTY OF Greenville DONNIE S. TANKERSLEY
R.M.C.

MORTGAGOR(S)/BORROWER(S)	MORTGAGEE/LENDER
Allen D. Beattie, Sr., & Polly A. Beattie 111 Mount Pleasant Avenue Greenville, South Carolina	Sunamerica Financial Corporation 33 Villa Road, Suite 201 Greenville, South Carolina 29607

Account Number(s) 40478-0 Amount Financed \$15,210.50 Total Note \$28,800.00

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 February, 1983, 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 February, 1991; 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 lot of land situate on the southern side of Mount Pleasant Avenue in the County of Greenville, State of South Carolina, being shown as Lot No. 38 on a plat of Sans Souci Heights, dated June 4, 1950, prepared by W.J. Riddle, recorded in Plat Book Y at page 25 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mount Pleasant Avenue at the front corner of Lot 37 and Lot 38 and running thence with Lot 37 S. 13-28 W. 130 feet to an iron pin at the joint rear corner of Lot 37 and Lot 38; thence N. 76-40 W. 65 feet to an iron pin at the southeastern corner of the intersection of Mount Pleasant Avenue and Tindall Road; thence with said avenue S. 76-40 E. 65 feet to the point of beginning.

Borrowers' Address: 111 Mount Pleasant Avenue, 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 _____

M.C. Wilson and Nina S. Wilson
to the Borrower by deed dated 10/20/76, recorded 10/30, 19 76,
in the Office of the R.M.C.
for Greenville County in Deed Book 1044
at Page 864

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.)

Sunamerica Financial Corporation

B 2 1 0

1328-RV-21