

REAL ESTATE MORTGAGE

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE S.C.
DEC 18 10 39 AM '83
DUNN
K.M.C. WINSLEY

MORTGAGOR(S)/BORROWER(S)
Mary Ann Rance
301 Kings Mountain Drive
Greer, S.C. 29651

MORTGAGEE/LENDER
Sunamerica Financial Corporation
33 Villa Road, Suite 201
Greenville, S.C. 29608

Account Number(s) 250688

Amount Financed \$9297.62 Note: \$15,960.00

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 16th day of December, 1983, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 22nd day of December, 1990; 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 State of South Carolina, County of Greenville, being known and designated as Lot No. 113 of a subdivision known as Canebroke I and shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 28, reference to which plat is hereby craved for a metes and bounds description of said property.



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 J.A. Bolen, as trustee for James W. Vauhin, et al

to the Borrower by Deed, recorded September 1, 1978.

in the Office of the RMC 4.0000

for Greenville County is Page 28 Book Q646

at Page 628 GCTO

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.

First Federal Savings & Loan

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