

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 29 4 13 PM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gerald J. Sprout and Doris C. Sprout

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah W. Bruin

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty-Six Thousand

Dollars (\$26,000.00) due and payable

with interest thereon from July 1, 1977 at the rate of 8 1/2 per centum per annum, to be paid: in monthly installments of \$256.10 beginning July 1, 1977 and continuing for a period of four years thereafter with the unpaid principal balance being due four years from July 1, 1977.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

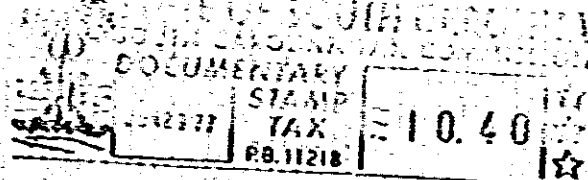
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of East Park Avenue, being known and designated as Lot 16 on plat of the W. C. Cleveland Property, recorded in Plat Book B at Page 11, and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of East Park Avenue, joint front corner of Lots 15 and 16, and running thence with the southern side of East Park Avenue S. 60-01 E. 70 feet to pin at the corner of Lot 17; thence with line of Lot 17, S. 26-59 W. 161 feet to pin; thence S. 81-29 W. 86 feet to pin at corner of Lot 15; thence with line of Lot 15, N. 26-59 E. 211.2 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Sarah W. Bruin dated June 27, 1977 as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1059, Page 510, on June 29, 1977.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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