

1589-816

MORTGAGE OF REAL ESTATE—Offices of <sup>GRANT</sup> <sup>FILED</sup> <sup>LOVE</sup> Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

DEC 13 3 15 PM '81  
SOUTH CAROLINA  
RECORDERS

Mortgagees Address:  
Post Office Box 485  
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James Robert Sparks and Janice M.

Sparks----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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 Six thousand and no/100ths

----- DOLLARS (\$ 6,000.00 ).  
with interest thereon from date at the rate of 18.00 per centum per annum, said principal and interest to be repaid: in monthly installments of \$176.24 commencing January 14, 1982 with like payments on the same date of each month thereafter until paid in full.

RECORDERS OFFICE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
DOCUMENTARY  
STAMP  
DEC 13 1981

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, being shown and designated as Lot No. 75 on plat of Points North made by R. B. Bruce registered surveyor, November 22, 1972, and recorded in the RMC Office of Greenville County in plat book 4X at page 16. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on Keystone Court at the joint front corner of lots Nos. 74 and 75 and running thence along the joint line of said lots, N 56-34 E, 140.8 feet to an iron pin; thence N 45-39 W, 110 feet to an iron pin at the joint front corner of lots 75 and 76; thence with the joint line of said lots, S 49-28 E, 150 feet to an iron pin on Keystone Court; thence with said court, S 40-32 E, 40 feet to an iron pin; thence continuing with the turnaround of said court, S 72-20 E, 44.1 feet to an iron pin; thence continuing S 28-9 E, 15 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Calvin N. Cox and J.C. Cox, Jr. recorded in RMC Office for Greenville County in Deed Book 1020 at page 329.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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