WHEREAS. GERALD J. SPROUT and DORIS C. SPROUT

thereinafter referred to as Martgagar; is well and truly indebted unto THOMAS B. PHILLIPS, JR. and JANICE B. PHILLIPS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissary note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ONE THOUSAND FIVE HUNDRED FIVE AND NO/100-
Twenty and No/100 (\$20.00) Dollars on the first day of July, 1974, and Twenty and No/100 (\$20.00) Dollars the first day of each month thereafter, with a final payment due May 1, 1975.

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WHEREAS, the Mertgagor may hereafter become indebted to the soid Morrgagee for such furtner sums as may be advanced to or for the Mortgagor's account for tains, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid cabt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$2.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

TALL that certain piece, parcel or for 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 eastern side of Bennett Street in the City of Greenville, being shown and designated as Lot No. 12 and 30 feet of Lot No. 13 on plat of Northwood recorded in R.M.C. Office for Greenville County in Plat Book "J" at Pages 102 and 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on eastern side of Bennett Street, which pin is 100 feet south from corners of intersection of Bennett Street and Boxwood Road in front line of Lot No. 13; and running thence through Lot No. 13 S 17-32 E 150 feet to iron pin in line of Lot No. 11; thence with line of Lot No. 11 S 19-30 W 93 feet to iron pin on branch; thence with middle of said branch N 71-32 W 150 feet to iron pin on Bennett Street; thence with east side of Bennett Street N 19-30 E 93 feet to point of beginning.



Together with all and singular rights, members, harditaments, and appurtenances to the same belonging in any way incident or expertaining, and of all the cents, issues, and prafets which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; is 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.

TO HAVE AND TO HOLD, all and singular the said premises using the Martgagee, its being successors and assigns, forever.

The Martgagar cavenants that it is lawfully seized of the premises hereinabove described in fee sample absolute, that it has good right and is lawfully authorized to sell, canvey or encumber the same, and that the premises are free and clear of all land and encumbrances except as previded herein. The Martgagar further cavenants to userant and foreign defend all and singular the said premises unto the Martgagar further cavenants to userant and foreign defend all and singular the said premises unto the Martgagar further, from and equinat the Martgagar and all persons ubarraneses faultily clamming the same or any part thereof.