

1443 781

Real Estate Mortgage

GREENVILLE 00100

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 1st day of September, 1978, by Gerald J. Sprout and Doris C. Sprout hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Seven Thousand One Hundred and No/100 (\$7,100.00) Dollars, as evidenced by a promisory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of One Hundred Three and 92/100 (\$ 103.92) Dollars each, the first instalment being due October 15, 1978, and the remaining instalments are due on the 15th day of each month thereafter.

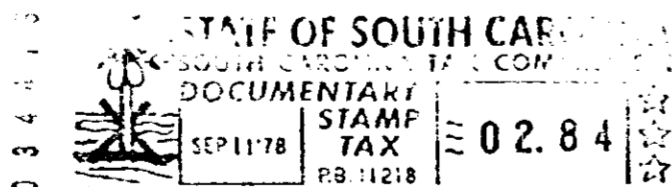
NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land situate on the southern side of East Park Avenue, in the City of Greenville, County of Greenville, State of South Carolina, 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.

This being the same property conveyed to Mortgagors by deed of Sarah W. Bruin dated June 27, 1977, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1059, at Page 540, on June 29, 1977.

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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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