

FILED
GREENVILLE CO. S. C.

FEB 16 3 23 PM '83

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1594 PAGE 886

THIS MORTGAGE is made this 16 day of February 1983 between the Mortgagor, Charles F. Sprouse and Shirley P. Sprouse (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

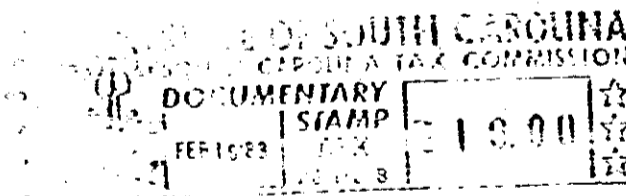
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 16, 1988

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land in the State of South Carolina, Greenville County, near the city of Greenville, lying on the western side of Clairmont Drive, being shown and designated as Lot No. 7 on a plat of the property of Central Realty Corp., prepared by W. J. Riddle, Registered Surveyor, dated July, 1946, recorded in the RMC Office for Greenville County in Plat Book B, page 86, and having, according to a plat prepared by Pickell & Pickell, dated September 25, 1946, the following courses and distances, to-wit:

BEGINNING at a stake on the western side of Clairmont Drive at the joint front corner of Lots 6 and 7 and running thence with the common line of said lots, S. 79-15 W. 200 feet to a stake at the rear corner of said lots; thence N. 10-45 W. 75 feet to a stake at the joint rear corner of lots 7 and 8; thence with the common line of said lots, N. 79-15 E. 200 feet to a stake at the joint front corner of said lots and on the western side of Clairmont Drive; thence with the western side of said Drive, S. 10-45 E. 75 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Flora L. Sprouse dated October 20, 1972 and recorded in the RMC Office for Greenville County in Deed Book 958 at page 384.



which has the address of 19 Clairmont Drive, Greenville, South Carolina 29609 (Street) (City) (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, 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, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and 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 herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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