

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

VOL 1678 PAGE 1

1984 AUG 16

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

JOE ELMER
24 PROFS PLAKG
GREENVILLE, S.C.
29609

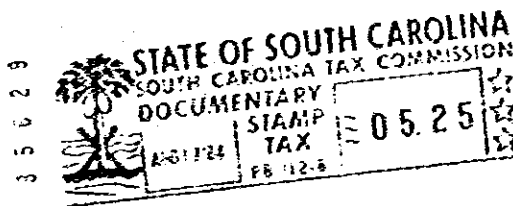
GERALD J. SPROUT
1953 WILDE FALL
MEMPHIS, TENN.
38134

XXXXXXXXXXXX

Amount Financed \$17,500.00

KNOW ALL MEN BY THESE PRESENTS, that the said Borrower, in consideration of the debt referred to by the account number(s) and amount financed above, and of the sum of money advanced thereunder, which indebtedness is evidenced by Borrower's note bearing the date 16 day of August, 19 84, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 16 day of July, 19 90; and in the further consideration of (1) all existing indebtedness of Borrower to Lender (including, but not limited to, the above-described advances), evidenced by promissory notes and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any time not to exceed \$17,500.00 Dollars (\$ _____), plus interest thereon, attorney's fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorney's fee of not less than fifteen per centum of the total amount due thereon and charges as provided in said note(s) and herein, the undersigned Borrower does hereby mortgage, grant and convey to Lender, and by these presents does hereby grant, bargain, sell, convey and mortgage, in fee simple, unto Lender, its successors and assigns the following described property:

Unit 18, Oak Grove Village Condominiums - a Horizontal Property Regime, situate on Kimbell Court in the County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominiums dated October 13, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1135 at Page 327, said unit being also shown on Master Plat of Oak Grove Village Condominiums recorded in the RMC Office for Greenville County in Plat Book 7-Y at Page 92. For a more complete description, reference is hereby made to said plat.



1801 11801

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, water stock and all fixtures now or hereafter attached to the property, all of which, including replacements or 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 referred to as the "property". DERIVATION: Title passed from _____

Gerald J. Sprout

to the Borrower by Deed, recorded August, 19 84,

in the Office of the RMC

for Greenville County in Deed Book

at Page

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.

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