

Post Office Box 8295, Station A, Greenville, S. C. 29604
MORTGAGE OF REAL ESTATE Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S. C. 29609
GREENVILLE CO. S. C.

BOOK 1402 PAGE 603
74 PAGE 1648

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 29 4 13 PM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gerald J. Sprout and Doris C. Sprout

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah W. Bruin

(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 Twenty-Six Thousand

Dollars (\$26,000.00) due and payable

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Sarah W. Bruin dated June 27, 1977 as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1059, Page 510, on June 29, 1977.

4036
2.50 M

3670

WITNESSES:

PAID AND SATISFIED IN FULL

7-30-81

Sarah W. Bruin

Irnet C. Harris
Robert B. Linn

Donnie S. Tankersley
R.M.C.

AUG 11 9 39 AM '81
GREENVILLE CO. S. C.
DONNIE S. TANKERSLEY
R.M.C.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.