

FILED  
GREENVILLE CO. S.C.

MAR 7 12 03 PM '84

MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

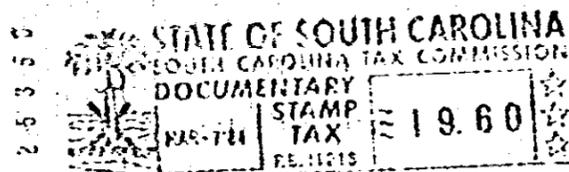
THIS MORTGAGE is made this 29th day of February,  
19 84, between the Mortgagor, James Douglas Sprague,  
(herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of  
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein  
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Nine Thousand  
and No/100 (\$49,000.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated February 29, 1984, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April  
1st, 2014.....;

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 piece, parcel or lot of land, with all buildings and improve-  
ments, situate, lying and being on the eastern side of Carolina Way,  
in Greenville County, South Carolina, near the Town of Fountain Inn,  
being shown and designated as Lot No. 71 on a plat of COUNTRY ESTATES,  
SECTION I, made by W. R. Williams, Jr., Engineer and Surveyor, dated  
February, 1976, recorded in the RMC Office for Greenville County, South  
Carolina, in Plat Book 5-R, page 71, reference to which is hereby craved  
for the metes and bounds thereof.

The above described property is the same conveyed to the Mortgagor herein  
by deed of William S. Owings and Vickie L. Owings, dated October 27, 1983,  
recorded in the RMC Office for Greenville County, S. C. in Deed Book 1199,  
page 375 on October 27, 1983.



which has the address of 71 Carolina Way, Fountain Inn, S. C. 29644,  
(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 seized 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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