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GREENVILLE CO. S. C.
MAY 3 06 PM '77
S. C. DEPT. OF REVENUE
R.M.C.

BOOK 1448 PAGE 680

First Federal Savings
and Loan Association
301 College Street
(PO Drawer 408)
Greenville, S. C. 29602



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

WE, ROBERT KENNETH SPROUSE & MARTHA J. SPROUSE

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

SEVENTY THOUSAND ----- (\$ 70,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of SIX HUNDRED ONE

& 41/100 ----- (\$ 601.41) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 9.56 acres, more or less, being known and designated as tract of land as shown on plat of Mary Jane Burry Estate, prepared by C. O. Riddle, dated February 12, 1975, less .56 acre shown on plat of property of Kathryn H. Burry, dated February 28, 1975, prepared by Jones Engineering Service, this tract containing a net of 9 acres, and having the following metes and bounds, to-wit:

Beginning at an iron pin at the northwestern corner of the intersection of North Parker Road and Nora Drive, and running thence with the western side of North Parker Road, the following metes and bounds, to-wit: N. 22-42 W. 72 feet to an iron pin; thence N. 34-24 W. 98.2 feet to an iron pin; thence N. 36-36 W. 101.6 feet to an iron pin; thence N. 32-31 W. 101 feet to an iron pin; thence N. 29-53 W. 100.9 feet to an iron pin; thence N. 23-53 W. 103.6 feet to an iron pin; thence N. 18-14 W. 91.4 feet to a point in the center line of a branch, which point is located 8 feet from an iron pin on said road; thence with the center line of branch as the line, the meanders of which are as follows: S. 62-18 W. 45.2 feet to a point; thence S. 7-42 E. 57 feet to a point; thence S. 57-08 W. 39.7 feet to a point; thence S. 15-15 W. 66.5 feet to a point; thence N. 60-57 W. 131.2 feet to a point; thence N. 73-45 W. 135.3 feet to a point; thence N. 62-23 W. 251.4 feet to a point in the line of Starsdale Manor Subdivision; thence with the line of Starsdale Manor Subdivision S. 80-45 W. 101.7 feet to an old iron pin; thence S. 77-50 W. 41.6 feet to a wild cherry stump; thence S. 19-56 E. 98.7 feet to an old iron pin; thence S. 20-07 E. 239 feet to an old iron pin; thence S. 19-27 E. 267.2 feet to an old iron pin; thence N. 77-38 E. 270.7 feet to an old iron pin; thence along property to be conveyed to Kathryn H. Burry N. 21-26 W. 8.1 feet to an iron pin; thence continuing along said Burry property S. 77-38 W. 150 feet to an iron pin; thence S. 21-21 E. 83.8 feet to an iron pin; thence S. 0-06 E. 82.05 feet to an iron pin on the northern side of Nora Drive; thence along Nora Drive N. 77-54 E. 503.5 feet to the beginning corner.

This is the same property conveyed to mortgagors by Bankers Trust of South Carolina, Executor of Mary Jane Burry Estate by deed dated 3/31/75 recorded 4/1/75 in deed vol. 1016 page 185 of the RMC Office for Greenville County, S. C.

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