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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R.M.C.

BOOK 1184 PAGE 503

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Don W. Sprouse

(hereinafter referred to as Mortgagor) is well and truly indebted unto

J. C. Rasmussen

(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

Three Thousand and No/100----- Dollars (\$3,000.00) due and payable

on or before one year from date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: at maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, containing 0.75 acres, more or less, having the following metes and bounds:
BEGINNING at a corner of lots of Marvin E. Redden and Louise J. Redden on Bradley line and running thence with old line between lots, S. 45-15 E. 256 feet to iron pin on J. P. Rosamond line; thence S. 57-40 W. 138 feet to iron pin; thence with new line N. 42-35 W. 257.2 feet to iron pin; thence N. 59-43 E. 125 feet to beginning corner.

ALSO:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, lying East from the State Highway No. 252, being bounded on the North by lands of formerly Mack Bradley, on the East or Northeast by J. P. Rosamond Estate, on the Southern side by other lands of Marvin E. Redden, and on the Western side by lands of Gene Lawson, having the following metes and bounds:

BEGINNING on an old stone and iron pin corner, joint corner of the former Mack Bradley lands, and runs thence with the line of the said Bradley, N. 59-15 W. 276 feet to an iron pin corner of the said Bradley line, and joint corner of the Gene Lawson land; thence with the Lawson land, S. 59-43 W. 105 feet to an iron pin on the said line; thence a new line, S. 45-15 E. 256 feet to an iron pin on the Rosamond line; thence with the Rosamond line, N. 57-40 E. 173 feet to the beginning corner, containing Seventy-nine One-Hundredths (0.79) of one acre, more or less.

LESS, however, that tract of land on the Southernmost corner of this property previously conveyed to John R. Alexander being 10 feet by 257.2 feet as shown by deed of record in the Office of the RMC for Greenville County in Deed Book 760, Page 77.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.