

FILED
GREENVILLE CO. S. C.

BOOK 1254 PAGE 180

USL—FIRST MORTGAGE ON REAL ESTATE

OCT 20 4 52 PM '77

ELIZABETH
R.M.C.

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: CHARLES F. SPROUSE and
SHIRLEY P. SPROUSE (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 -----

Ten Thousand and no/100-----
DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of Seven & Three-Fourths (73/4) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, near the City of Greenville, lying on the western side of Clairmont Drive, being shown and designated as Lot No. 7 on a plat of the property of Central Realty Corp., prepared by W. J. Riddle, Registered Surveyor, dated July, 1946, recorded in the R.M.C. Office for Greenville County in Plat Book B, Page 86, and having, according to a plat prepared by Pickell & Pickell, dated September 25, 1946, the following courses and distances, to-wit:

BEGINNING at a stake on the western side of Clairmont Drive at the joint front corner of lots 6 and 7 and running thence with the common line of said lots, S. 79-15 W. 200 feet to a stake at the rear corner of said lots; thence N. 10-45 W. 75 feet to a stake at the joint rear corner of lots 7 and 8; thence with the common line of said lots, N. 79-15 E. 200 feet to a stake at the joint front corner of said lots and on the western side of Clairmont Drive; thence with the western side of said Drive, S. 10-45 E. 75 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Flora L. Sprouse of even date to be recorded herewith in the R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.