

1335 857

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT KENNETH SPROUSE AND
MARTHA J. SPROUSE

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 THIRTEEN THOUSAND FIVE HUNDRED AND NO/100THS----- DOLLARS (\$ 13,500.00), with interest thereon as provided in said promissory note, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

March 1, 1980

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, State of South Carolina, 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 R. C. 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

(Continued on reverse side)

9857

4328 RV-2