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GREENVILLE CO. S. C.

DAVIS & FARR

BOOK 1402 PAGE 292

JUN 27 3 26 PM '77

MORTGAGE

DEWITT S. TARKENTON

THIS MORTGAGE is made this 27th day of June 1977, between the Mortgagor, Gerald Sprout and Doris Sprout (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2007;

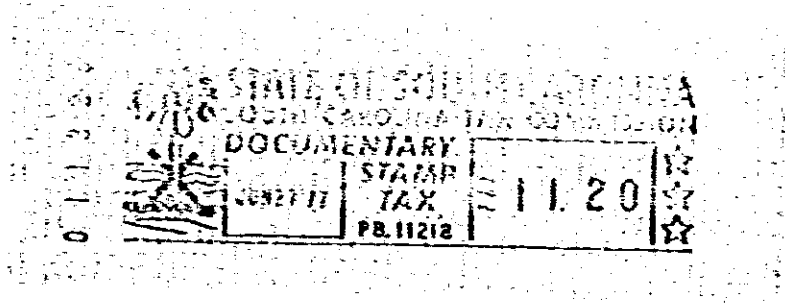
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northerly side of Vicki Circle, being shown and designated as Lot No. 20, on Plat #3 of Cherokee Forest, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "QQ", at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Vicki Circle at joint front corner of Lots Nos. 19 and 20 and running thence with common line of said lots N. 4-31 E. 200 feet to an iron pin, joint rear corner of said lots; thence S. 85-29 E. 100 feet to an iron pin at joint rear corner of Lots Nos. 20 and 21; thence with common line of said lots, S. 4-31 W. 200 feet to an iron pin on Vicki Circle; thence with said Circle, N. 85-29 W. 100 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Paul M. Brown dated January 3, 1973 as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 964, Page 250, on January 4, 1973.

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which has the address of 15 Vicki Circle Greenville, South Carolina 29615 (herein "Property Address");

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 seised 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.

RECORDED

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