

amount financed \$7,009.69

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
JAN 20 3 17 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1530 PAGE 512

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, Michael A. Sprouse and Sandra A. Sprouse

(hereinafter referred to as Mortgagor) is well and truly indebted unto Terplan Inc of S.C.
107 E. North Street
Greenville, S.C. 29601

(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 Seven hundred four and no/100----- Dollars (\$ 10,704.54) due and payable in one (1) installment of Two hundred two and 54/100 (\$202.54) dollars and fifty nine (59) installments of One hundred seventy eight and no/100 (\$178.00)dollars each commencing on the 1st day of March,1981, due and payable on the 1st day of each month thereafter until paid in full.

with interest thereon from January 22, 1981 at the rate of 18.00 per centum per annum, to be paid: Annually

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

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 52, as shown on a plat of Imperial Hills Subdivision prepared by C.C. Jones, Engineer, dated August,1964, of record in the Office of the RMC for Greenville County in Plat Book BBB, page 35, reference to said plat being craved for a metes and bounds description thereof.

This conveyance is made subject to all easements, restrictions and rights-of-way which may affect the property hereinabove described.

DERIVATION: Louis Eugene Carman and Peggy L. Carman
Book 937 page 9. Rec. Feb 24, 1972

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GCTO



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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