

GREENVILLE
FILED
JUL 1 1 40 PM '83
DONNIE C. ...
R.M.C. ...

MORTGAGE

THIS MORTGAGE is made this 6th day of May, 1983, between the Mortgagor, William E. Sprouse and Deborah A. Sprouse, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Seven thousand three hundred fifty one & 54/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 6-1-88.....;

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 piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, lying situate and being approximately 471 feet southwest of the center of Freeman's Bridge Road, known as and being a part of the property conveyed to Robert Murr and Stella Murr by John Kidd, dated March 26, 1958, and being more completely described by plat and survey made by Terry T. Dill, Reg. C.E. & L.S. No. 104, dated March 9, 1976, with the following metes and bounds to-wit:

BEGINNING on an iron pin approximately 471 feet from center of Freeman's Bridge Road, (S. 43-30 W. 290.0 feet to iron pin; thence N. 46-30 W. 280.0 feet to iron pin; thence N. 29-45 E. 152.5 feet to iron pin, joint corner with Stamey property; thence N. 57-47 E. 147.0 feet to iron pin; thence S. 46-30 E. 280.0 feet to iron pin, the beginning corner. Containing 2.0 acres, more or less.

Access to this property is to be by a proposed 50 feet wide County Road as shown on plat of the property being conveyed. This road to be deeded to Greenville County when graded to street specifications required by the County. All grading and construction of the said road or street is to be at the expense of William E. Sprouse and Debra L. Anderson Sprouse. Upon completion this road shall become a public county road or street to be owned and maintained by Greenville County. Copy of Plat available in County Block Book Office.

This being the same property conveyed to the mortgagors herein by Robert A. Murr and Stella S. Murr by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1095, Page 707 on January 19, 1979.

which has the address of Route 2 Box 343 Marietta, South Carolina 29661 (herein "Property Address");
(Street) (City) (State and Zip Code)

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.

1014

4328-102