

FILED
CO. S. C.
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DONALD E. HENRISLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 1st day of OCTOBER, 1979 between the Mortgagor, ROBERT KENNETH 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 TWENTY THOUSAND (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 1, 1979, (herein "Note"), providing for monthly installments of principal and interest with the first due on 10-01-79 at 5:00 P.M. on the first day of each month to an iron pin the point of beginning.

This is the same property inherited by the mortgagor from his mother Rosa Lee Hester Sprouse by will filed in apartment 1538 file 11 of the Office of Probate Court for Greenville County, S. C.

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DONALD E. HENRISLEY

RICHARD A. GAYTT
Attorney at Law
14 Manly Street
Greenville, S. C. 29601

21551
PAID OFF AND CANCELLED
First Federal Savings and Loan Association
301 College Street
Greenville, S. C.

James C. Hester
1979
Rosa Lee Hester Sprouse

which has the address of Route # 7 Greenville
SC 29609 (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 seized 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.

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