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MORTGAGE OF REAL ESTATE - Offices of HILL, JAMES LONG, FORBES & WYATT, Attorneys at Law, 100 Williams St. Greenville, S. C.

BOOK 1317 PAGE 789

STATE OF SOUTH CAROLINA,)
County of Greenville)

To All Whom These Presents May Concern:

WHEREAS, Alvin E. Crumpton -----

hereinafter called the mortgagor(s), is (are) well and truly indebted to Crain Real Estate & Insurance Agency, Inc. and Jerry L. Balliew -----, hereinafter called the mortgagee(s),

in the full and just sum of Nine Hundred Seventy-five and No/100 -----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: \$20.00 on the 5th day of August, 1974 and \$20.00 on the 5th day of each month thereafter, the balance to be paid in full on or before 5 years from date. Payments to be applied first to interest, balance to principal, with interest from date ----- at the rate of 8 1/2 ----- per centum per annum until paid; interest to be computed and paid monthly ----- and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina near the City of Greenville and is known and designated as Part of Lot No. 11, Block E, on Plat of Mayfair Estates, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book S at Pages 72 and 73; also all of Lot No. 20 as shown on a plat of Pine Brook Extension, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book W at Page 73 and having according to a more recent plat of the property of Paul D. Ward, Sr., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Runyon Drive, which iron pin is the joint front corner of Lots Nos. 20 and 21 and running thence along the joint line of said lots N. 12-34 W., 130.8 feet to an iron pin; thence S. 68-04 W., 67.1 feet to an iron pin; thence N. 21-56 W., 25 feet to an iron pin; thence S. 68-04 W., 27.7 feet to an iron pin; thence S. 11-38 E., 140 feet to an iron pin on the northern side of Runyon Drive; running thence along the northern side of Runyon Drive, N. 77-27 E., 100 feet to an iron pin, point of beginning.

This is a second mortgage.



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