MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

BOOK 1354 PAGE 190

State of South Carolina

COUNTY OF GREENVILLE

NOV 30 2 09 PM '78
DONNIE S. TANKERSLEY
R.H.C.

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

I, John Wayne Crain SEND GREETING:

WHEREAS, I the said John Wayne Crain

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Three Thousand One Hundred & No/100 ---------- ($ 3,100.00) Dollars,

with interest from the date hereof at the rate of Nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Sixty Four & 36/100 ---------- ($ 64.36) Dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said John Wayne Crain , in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three ($3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, located near the Washington Baptist Church and west therefrom, lying northwesterly from the Saluda Gap Road and cornering in said road, and having the following courses and distances:

BEGINNING at an iron pin in the Saluda Gap Road, (iron pin on north bank thereof at 46 feet, and on line of Grover L. Brown), corner also with lands formerly owned by E. B. Caldwell, and runs thence along the line of Grover L. Brown, N. 12-30 E. Exactly 320 feet to a stake at halow black gum; thence a new straight line in a westerly direction exactly 84 feet to an iron pin; thence another new line in a southwesterly direction 213 feet to an iron pin on line of property formerly owned by E. B. Caldwell, which iron pin is exactly 51.5 feet S. 32-50 E. from old iron pin corner; thence along the old Caldwell line, S. 32-50 E. 252 feet to the beginning corner.

This is the same property conveyed to me by Deed dated July 30th. 1968 by J. Miles Crain, and recored in the R.M,C. Office for Greenville County August 22, 1968, in Deed Book 850, Page 620.

This is the Southeast corner of property conveyed to Miles Crain by deed recorded in deed book 447 page 463, see plat book AA page 52.

DOCUMENTARY STAMP TAX 01.24

4328 RV.2