

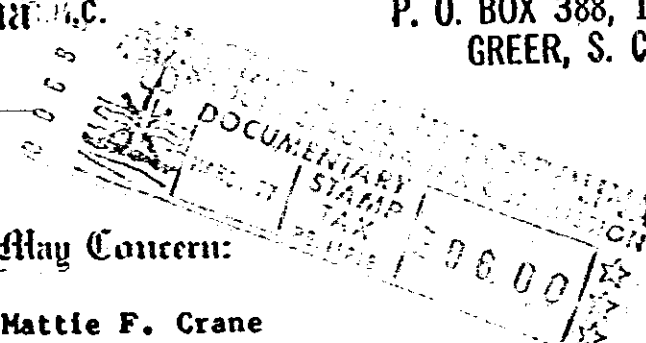
MORTGAGE OF REAL ESTATE

State of South Carolina

DONNIE S. WILKINS

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

COUNTY OF GREENVILLE



To All Whom These Presents May Concern:

We, William L. Crane and Mattie F. Crane

SEND GREETING:

WHEREAS, we the said William L. Crane and Mattie F. Crane

in and by our certain promissory note in writing of even date with these Presents, are well

and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Fifteen Thousand and No/100 ----- (\$ 15,000.00 ) Dollars,

with interest from the date hereof at the rate of eight 1/2 per cent (8 1/2 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Two Hundred Thirty seven and 55/100 -

----- (\$ 237.55 ) 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 we the said William L. Crane and Mattie F. Crane, 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 us the said mortgagors 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, lying and being on the north-western side of Old Rutherford Road (also known as Taylors-O'Neal Road) in Chick Springs Township, being shown and designated as a portion of Tract No. 1 on plat of J. F. Batson Estate, prepared by H. S. Brockman, R. L. S., dated July 6, 1937, and being described, more particularly, to wit:

BEGINNING at an iron pin in the center of Old Rutherford Road at the joint corner of the within described property and property now of formerly belonging to Emma Lewis and running thence N. 48-40 W. 1368 feet to an iron pin at the corner of property now or formerly belonging to V. E. Cox; thence S. 20-30 W. 300 feet to an iron pin; thence S. 48-40 E. 1106 feet, more or less, to a new iron pin at the corner of property now or formerly belonging to Lucille Sanders Peahuff Trotter; thence N. 28-05 E. 89.4 feet to a new iron pin; thence S. 72-10 E. 215 feet, more or less, to a point in Old Rutherford Road; thence along said road N. 20-30 E. 114 feet, more or less, to the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Derivation: Deed of Peal Cantrell recorded April 19, 1948 in Deed Book 343 at page 455 and deed of Guardian Fidelity Cotporation recorded October 31, 1974 in deed book 1009, at page 479.

The above described property is further identified as Lot 57 of Block 1 on Tax Sheet 525.4 in the Block Book Department of the Greenville County Courthouse and constitutes all of property conveyed to Geneva Reeves Williams by the aforementioned deed with the exception of that certain tract identified as Lot 57.1 of Block 1 on Tax Sheet 525.4 which presently belongs to Lucille Sanders Peahuff Trotter.

This is the same conveyed to us by Geneva R. Williams, formerly Geneva Reeves by deed dated March 31, 1977, to be recorded in the R. M. C. Office for Greenville County.

4328 RV-23