

MORTGAGE OF REAL ESTATE

State of South Carolina
 COUNTY OF GREENVILLE
 FILED
 GREENVILLE CO. S. C.
 JAN 9 11 40 AM '84
 R.M.C.

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

To All Whom These Presents May Concern:

We, James A. Basinger Jr., and Betty W. Basinger SEND GREETING:

WHEREAS, we the said James A. Basinger Jr., and Betty W. Basinger
 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
 Fifty Seven Thousand Six Hundred and no/100-----(\$ 57,600.00-----) Dollars,
 with interest from the date hereof at the rate of thirteen ½ per cent (13.5 %) per annum, unpaid interest to
 bear interest at the same rate, to be repaid in installments of

Six Hundred Ninety Fiva and 46/100----- (\$ 695.46) 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 James A. Basinger
 Jr., and Betty W. Basinger, 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 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, on the
 eastern side of Ravensworth Road, near the City of Greenville, and being shown
 and designated as lot number EIGHTY FOUR (84) on the plat of Brook Glenn Gardens,
 recorded in plat book JJJ page 85, R.M.C. Office for Greenville County and having
 a frontage of 110 feet on the eastern side of Ravensworth Road, a parallel depth
 of 150 feet, and a rear of 110 feet, Reference is hereby made to said plat for
 a more complete description as to metes and bounds. This is the same conveyed
 to Osborne G. Wood, Jr., by H. J. Martin and Joe O. Charming be deed recorded
 Dec. 1, 1967 in deed book 833 page 609. Property is conveyed subject to restrictions
 recorded in deed book 693 page 453, R.M.C. Office for Greenville County.

This is the same conveyed to us by Osborne G. Wood, Jr., by deed dated
 January 6, 1984, to be recorded herewith.

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STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP
 TAX
 JAN-384
 PB 11218
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