

State of South Carolina }
COUNTY OF GREENVILLE }

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To All Whom These Presents May Concern:

Edward James and Jan C. James

SEND GREETING:

WHEREAS, we the said Edward James and Jan C. James
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
Sixty Five Thousand and no/100-----(\$65,000.00-----) Dollars,
with interest from the date hereof at the rate of thirteen 3/4 per cent (13.75%) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of

Seven Hundred Ninety Six and 52/100----- (\$ 796.52-----) 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 Edward James
and Jan C. James, 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, in
Highland Township, located near Skyland School on the Southern side of Forrester
Road and being shown on plat made for Edward James by James V. Gregory, R.L.S.,
dated Dec. 19, 1983 and having the following courses and distances, to wit:

BEGINNING a a nail and cap in center of Forrester Road, corner of Allen
and running thence S. 2-30 W., 27 feet to pin on bank of road, thence on the
same course along Allen for a total distance of 852.91 feet along fence to old
pin; thence S. 67-30 W., 274.2 feet along a fence to Beaverdam Creek; thence
along a creek the traverse line of N. 45-00 W., 124.1 feet (creek the line)
to tract being conveyed to Carolyn J. Collins; thence along this line N. 11-07
E., 1071.0 feet to a nail and cap in center of Forrester Road (pin set back
on line at 30 feet); thence along center of said road S. 43-25 E., 250 feet to
the beginning corner and containing 6.14 acres, more or less. This is a part
of the same conveyed to Jesse James and Eunice James by Eliza G. Robins by
deed recorded Jan. 10, 1968 in deed book 836 page 184, Greenville County R.M.C.
Office.

This is the same conveyed to us by Jesse James and Eunice James by deed
dated January 3, 1984, recorded January 3, 1984, in Deed Book 1203, page 653,
in the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 19.50
AUG-284 PS 1103

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