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STATE OF SOUTH CAROLINA, GREENVILLE, FAYNSWORTH A. H. C. County of Greenville

To All Whom These Presents May Concern:

WHEREAS, Geraldine P. Crain -----

hereinafter called the mortgagor(s), is (are) well and truly indebted to James Perry Phillips and Cleora Lillian Phillips ----- hereinafter called the mortgagee(s),

in the full and just sum of Twelve Thousand and No/100 (\$12,000.00) -----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: \$6,000.00, plus interest, one year from date and the balance, plus interest, two years from date. -----

with interest from date ---- at the rate of six ----- per centum per annum until paid; interest to be computed and paid annually ----- 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 those pieces, parcels or tracts of land situate, lying and being on the eastern side of Julian Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a 4.99 acre tract on a plat prepared by H. S. Brockman for Marvin A. Hudson and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northern corner of property of the Grantors herein (which property is also being conveyed by this deed) and running thence along the line of said property of the Grantors, N. 71-45 W., 223 feet to a point in said road (iron pin back on line at 19 ft.); thence with the center of said road and the J. C. Phillips line N. 0-45 E., 440 feet to a point in the center of said road (iron pin being 17 feet east of this point on the north line); thence along line of property now or formerly of R. D. Julian, S. 89-15 E., 210 feet to an iron pin; thence continuing along line of property now or formerly of R. D. Julian, N. 88-41 E., 371 feet to a point in the back (iron pin back on this line at 12 feet); thence S. 26-45 W., (with branch as the line) 471 feet to a point in said branch; thence S. 59-00 W., 185 feet to the beginning corner.

Also: All that piece, parcel or tract adjoining the above described property and having the following metes and bounds, to-wit:

BEGINNING at an iron pin and stone on the west bank of said Julian Road at the joint corner of the J. C. Phillips tract and lands of Hudson and running thence with the Hudson line N. 32-15 E., 402 feet to an old iron pin at Hudson corner; thence a new line N. 72-15 W., 223 feet to a point in said road (iron pin back on line at 19.2 feet) thence with said road and the J. C. Phillips line S. 0-16 W., 406.5 feet to the beginning corner and containing 1 acre, more or less.