

FILED  
APR 1 4 49 PM '76 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, JAMES H. CRAIN, unmarried,

(hereinafter referred to as Mortgagor) is well and truly indebted unto NORTH CAROLINA NATIONAL BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

-----EIGHTEEN THOUSAND FOUR HUNDRED & NO/100----- Dollars (\$ 18,400.00 ) due and payable

in installments of ONE HUNDRED SIXTY-FIVE & 56/100 DOLLARS (\$165.56) commencing on August 1, 1976, and monthly thereafter, each such payment to be applied first to accrued interest and the remainder to principal, with the balance of principal and interest to become due and payable on or before July 1, 1996;

with interest thereon from date at the rate of nine per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situated on the Western side of East Lake Shore Drive, and being shown on a plat of "Property of G.S. Turner, Jr.," dated November 13, 1961, prepared by H.B. Frankenfield, Jr., recorded in Plat Book WW at Page 415 in the R.M.C. Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

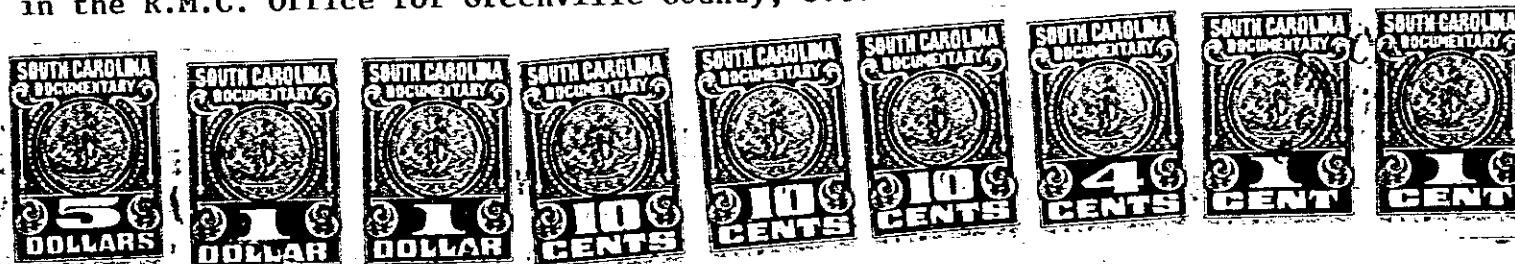
BEGINNING at a monument on the Western side of East Lake Shore Drive at the corner of property now or formerly belonging to Ernst Mahler, Jr., and running thence with East Lake Shore Drive, South 6 degrees 37 minutes East 40 feet to a monument; thence South 81 degrees 10 minutes West 9 feet to an iron pin on or near the shore line of Lake Lanier; thence with Lake Lanier, North 5 degrees 55 minutes West 40.02 feet to an iron pin; thence North 81 degrees 10 minutes East 8.5 feet to the point of BEGINNING.

Together with a boathouse and the easement therefor as confirmed by the Order of the Honorable Frank Eppes recorded in Judgment Roll 76-4269 in the office of the Clerk of Court for Greenville County, said boathouse and easement also being shown on a plat of the "Property of Alice E. Tennant," dated November 13, 1961, revised April 27, 1976 and recorded in Plat Book S-W, Page 2 in the R.M.C. Office for Greenville County, S.C.

Also: All that lot of land adjoining the aforescribed property and situated on the Western side of East Lake Shore Drive in Greenville County, S.C. and being further described as follows:

BEGINNING at a concrete monument, the Southeastern corner of Guilford S. Turner, Jr. and Ann L. Turner lakefront lot on Lake Lanier; and running thence parallel to the center line of East Lake Shore Drive in a Southerly direction 20 feet to an iron pin; thence perpendicular to the center line of East Lake Shore Drive in a Westerly direction, 9 feet to a point; thence in a Northerly direction with the waterfront of Lake Lanier, 20 feet, more or less, to a point, corner of the Guilford S. Turner and Ann L. Turner lakefront lot; thence with the Turner lot line, 9 feet to the BEGINNING.

The above described property is the identical property conveyed to James H. Crain by Alice Evans Tennant by deed dated June 25, 1976, recorded in 1043, Page 925, in the R.M.C. Office for Greenville County, S.C.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber, the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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