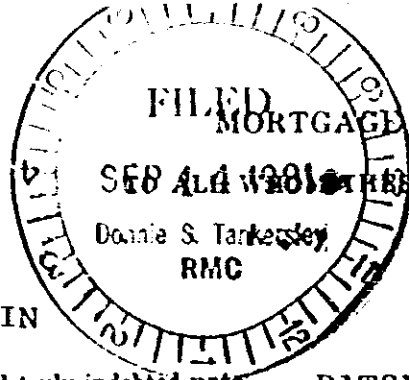


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN WAYNE CRAIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto PATSY ANN ELLER CRAIN

(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 TWENTY THOUSAND AND NO/100----- Dollars (\$20,000.00 ) due and payable

in monthly installments of Five Hundred and no/100 (\$500.00) Dollars, with the first such installment being due and payable on or before September 15, 1981 and the final installment, if not sooner paid, due and payable on or before December 15, 1984, with interest thereon from date at the rate of NONE per centum per annum, to be paid: n/a

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 accounts 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:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as lying on Oneal Township, located near the Washington Baptist Church and west therefrom, lying northwesterly from the Saluda Gap Road and cornering in said road, and having the following courses and distances:

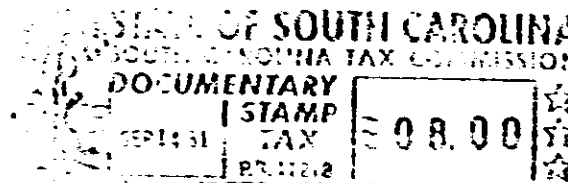
BEGINNING at an iron pin in the Saluda Gap Road, (iron pin on north bank thereof at 46 feet, and on line of Grover L. Brown), corner also with lands formerly owned by E. B. Caldwell, and runs thence along the line of Grover L. Brown, N. 12-30 E. exactly 320 feet to a stake at hollow black gum; thence, a new straight line in a southwesterly direction 220 feet, more or less, to a stake on the line of property formerly owned by E. B. Caldwell, which stake is exactly 51.5 feet S. 32-50 E. from old iron pin corner; thence, along the line of the property formerly owned by E. B. Caldwell, S. 32-50 E. 252 feet to the beginning corner.

This conveyance is made subject to all restrictions, reservations, easements and rights-of-way of record. Reference is hereby made to deed recorded in Deed Book 843, page 78, RMC Office for Greenville County wherein an easement is granted unto J. Miles Crain.

Derivation: This being the property conveyed to the Mortgagor herein by deed recorded April 29, 1968 in Deed Book 843, page 78, RMC Office for Greenville County, South Carolina.

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Together with all and singular rights, members, heritaments, 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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