

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.
12:15 P.M.
State of South Carolina
COUNTY OF GREENVILLE
SONNIE S. TANKE SLEY
R.M.C.

CITIZENS B. & L. ASSOCIATION
P. O. BOX 353, 117 TRIPLE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, George F. Crossland and Alexandra T. Crossland SEND GREETING:

WHEREAS, we the said George F. Crossland and Alexandra T. Crossland
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
Twelve Thousand and No/100 - - - - - (\$ 12,000.00) Dollars,
with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of One Hundred Fifty two and 02/100 - - -

(\$ 152.02) 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 George F. Crossland
and Alexandra T. Crossland, 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, Chick Springs
Township, located in the City of Greer on the western side of Davenport Ave., and
having the following courses and distances according to a survey and plat made for
F. G. James Estate by Campbell & Clarkson, surveyors, dated March 21, 1974, to wit:

Beginning at large Oak on the Western side of Davenport Ave., 102 feet from
Church St., former corner of R. L. Childress and running thence N. 72-53 W., 153
feet; thence S. 16-15 W., 50 feet; thence S. 72-53 E., 40 feet; thence S. 16-15 W.,
52 feet along line now or formerly of T. L. Smith; thence S. 72-53 E., 113 feet
along line now or formerly of Mrs. Westmoreland to large Oak on the western side of
Davenport Ave.,; thence N. 16-15 E., 102 feet along the outside edge of side walk
to the beginning corner.

This is the same conveyed to Dr. F. G. James by deed recorded in deed book 107
page 18, See estate of Fred G. James in Apt. 531 page File 18, Greenville County
Probate Office. See deed book 865, page 115, R. M. C. Office for Greenville County,
Mamie K. James came by her death in November, 1973. This is the same conveyed to
the within mortgagors by deed of Laurens I. James, and Fred G. James et al, dated
November 20, 1973.

SC100-478-211

DOCUMENTARY
STAMP
TAX
\$ 4.30
FR 11218

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