

MORTGAGE OF REAL ESTATE
REGISTRATION NO. 22
COMPLETED WITH
No

FILED
GREENVILLE CO. S. C.

JUN 14 4 49 PM '73

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1281 PAGE 537

Clifford F. Gaddy, Jr., Attorney at Law, Greenville, S. C.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. Wayne Crolley and Mary H. Crolley,

Greenville

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto J. L. Leake, Jr.

, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty-Seven Thousand Eight Hundred Sixteen and 00/100ths Dollars (\$47,816.00), with interest from date at the rate of seven per centum (7 %) per annum until paid, said principal and interest being payable at the office of J. L. Leake, Jr., Knollwood Drive, Rt. 6, Greenville, S. C. or at such other place as the holder of the note may designate in writing, in ~~monthly~~ annual installments of Nine Thousand Five Hundred Sixty-Three & 20/100 Dollars (\$9,563.20--), commencing on the 12 day of June, 1974, and on the 12 day of each ~~month~~ thereafter until the principal and interest are fully paid.

Interest to be paid with payments of principal.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville

State of South Carolina:

All that lot of land, with improvements thereon, lying and being in the State of South Carolina, County of Greenville, in Fairview Township near Unity Baptist Church at the intersection of Jenkins Bridge Road and the Neely Ferry Road, and containing 66.13 acres, more or less, according to plat of property of J. N. Culbertson, recorded in plat book PP at page 185, and having, according to said plat the following metes and bounds, to wit: (less 1.89 acres conveyed away -- see below)

BEGINNING at an iron pin in the center of the Jenkins Bridge Road at its intersection with the western side of the Neely Ferry Road, and running thence along the center of Jenkins Bridge Road the following courses and distances, to wit: S. 74-17 W. 435.8 feet to an iron pin; S. 74-03 W. 283 feet to an iron pin; S. 79-17 W. 300 feet to an iron pin; S. 72-16 W. 150 feet to an iron pin; S. 63-34 W. 127.3 feet to an iron pin at the corner of Ida M. Brashier in the center of said road; thence along the center of an unnamed road, N. 45-04 W. 1,421 feet to an iron pin; thence along the property now or formerly of W. M. Watson, N. 28-58 E. 1,055.3 feet to an iron pin; thence along Putman property the following courses and distances to wit: S. 77-23 E. 495 feet to an iron pin; S. 66-53 E. 192.9 feet to an iron pin; S. 66-48 E. 1,129.9 feet to an iron pin on Brashier; thence S. 6-11 W. 447.1 feet to an iron pin; thence S. 77-37 E. 254.3 feet to an iron pin on the western side of Neely Ferry Road; thence with said road S. 14-32 W. 84.4 feet to an iron pin; thence along said road S. 21-06 W. 392.8 feet to the point of beginning and being the same conveyed to J. L. Leake, Jr., in Deed Book 767 at Page 287.

LESS, HOWEVER, 1.89 ACRES CONVEYED TO JAMES W. WOODS, ET AL, BY DEED RECORDED IN DEED BOOK 769, AT PAGE 263, ON MARCH 16, 1965, SAID DEED ALSO CREATING AN EASEMENT AND CERTAIN RIGHTS WITH RESPECT TO WATER AND THE USE OF CERTAIN WATER LINES..

The within mortgage does constitute a first mortgage and purchase money lien. The mortgagors have the right to pay the within mortgage and debt that it secures in full at any time without penalty.

Together with all and singular the rights, members hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.