Mortgagee's Address: 29 E. Tallulah Drive, Greenville, S.C. 29605

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S.C.
OCT 22 4 04 PM '80
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1521 PAGE 618

WHEREAS, John D. Hollingsworth

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruby Elizabeth Jacks Roy

(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 One Hundred Forty-Six Thousand Nine Hundred Seventy-Three and 57/100ths---------------------------- Dollars ($ 146,973.57) due and payable according to the terms of a promissory note of even date herewith.

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

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, the Mortgagee's heirs, 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 and being shown as a 135.741 acre tract of land lying on the southern side of Georgia Road and the east side of Rocky Creek Road and having, according to a plat entitled "Survey for John D. Hollingsworth, Jr.", prepared by Webb Surveying & Mapping Co., dated October, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Georgia Road at the joint front corner of property herein described and property now or formerly of Chandler and Dinilanian and running thence with the line of property now or formerly of Chandler S. 9-28 E. 1,369.09 feet to an iron pin on the edge of Rocky Creek Road; thence down Rocky Creek Road S. 20-49 E. 767.88 feet to a point; thence S. 19-45 E. 1,616.31 feet to a point in the center of Rocky Creek; thence with Rocky Creek as the line the following courses and distances: N. 52-01 E. 237.46 feet; N. 39-05 E. 96.21 feet; N. 43-37 E. 523.54 feet; N. 83-10 E. 329.45 feet; N. 17-09 E. 297.37 feet; N. 58-22 E. 284.52 feet; N. 21-16 E. 382.16 feet; N. 5-43 E. 308.81 feet; N. 18-19 W. 165.11 feet; N. 14-28 E. 330.12 feet; N. 33-41 E. 407.63 feet; N. 10-40 E. 303.32 feet; N. 69-54 E. 217.77 feet to a fence post in line of property now or formerly of Dinilanian; thence with the line of property now or formerly of Dinilanian N. 77-29 W. 3,070.14 feet to an iron pin in the center of Georgia Road, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Ruby Elizabeth Jacks Roy dated October 22, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1135 at Page 955.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT 22 '80
58.80

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 is 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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