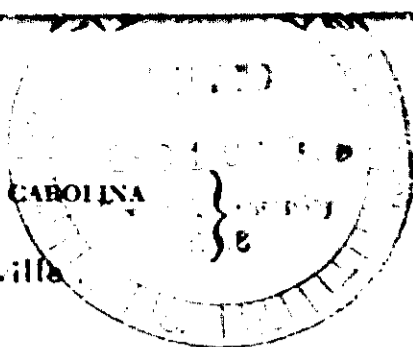


STATE OF SOUTH CAROLINA  
COUNTY OF  
Greenville



Address of Mortgagee 109 Ball Street  
Fairview, S. C. 29644

1527-1537

**MORTGAGE OF REAL ESTATE**  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. Wayne Crolley and Mary H. Crolley

hereinafter referred to as Mortgagor) is well and truly indebted unto Ella B. Hollingsworth

(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

Seventy-two thousand five hundred and no/100 -- Dollars (\$ 72,500.00 ) due and payable

On Demand

(Mortgage covers loans since July, 1976 for payments against property or mortgages on property — Loans made to mortgagors by mortgagee).

with interest thereon from Date at the rate of 8 per centum per annum, to be paid:

On Demand

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, Fairview Township, near the town of Simpsonville, near Unity Baptist Church, at the intersection of Jenkins Bridge Road and Fairview Road (formerly Neeley Ferry Road), containing approximately 63.24 acres, more or less, being the major portion of a 64.24 acre tract as shown on a plat of the property of C. G. Shelor, prepared by C. O. Riddle, registered surveyor, dated ~~Feb~~ February 22, 1964, recorded in the R.M.C. Office for Greenville County in Plat Book 111, Page 55, and having the following courses and distances, to wit:

Beginning at a point in the center of Jenkins Bridge Road on the line of a one-acre tract belonging to T. Wayne Crolley and Mary H. Crolley and at a point approximately S. 74-20 W. 210 feet from its intersection with the western side of Fairview Road, and running thence along the center of Jenkins Bridge Road S. 74-17 W. 225.8 feet to an iron pin and S. 74-03 W. 23 feet to a point at the southeastern corner of a 1.8<sup>9</sup> acre tract belonging to Woods; thence N. 12-31 W. 307.5 feet to an iron pin; thence S. 74-03 W. 235 feet to an iron pin; thence S. 7-20 E. 309 feet to a point in the center of Jenkins Bridge Road; thence with Jenkins Bridge Road the following courses and distances, to wit: S. 72-17 W. 263 feet to an iron pin, S. 72-16 W. 150 feet to an iron pin, and S. 63-34 W. 127.3 feet to an iron pin at the corner of property now or formerly of Ida. M. Brashier; thence along the center of an unnamed road N. 45-04 W. 1,421 feet to an iron pin; thence along the line of property now or formerly of W. M. Watson N. 29-58 E. 1,055.3 feet to an iron pin; thence with the line of property now or formerly belonging to Putnam the following courses and distances, to wit: S. 77-35 E. 495 feet to an iron pin, S. 66-53 E. 122.9 feet to an iron pin, and S. 66-48 E. 1,129.9 feet to an iron pin on the line of property now or formerly belonging to Brashier; thence with Brashier's line S. 6-11 W. 447.1 feet to an iron pin and S. 77-37 E. 254.3 feet to an iron pin on the western side of Fairview Road; thence with the western side of said road S. 14-32 W. 84.4 feet to an iron pin, and S. 21-06 W. 152.8 feet, more or less, to a point on the line of the aforementioned one-acre tract; thence S. 81-38 W. 233.18 feet; thence S. 12-09 W. 255 feet, more or less, to a point in the center of Jenkins Bridge Road, the point of BEGINNING iron pin being back on the line approximately 25 feet, together with all improvements thereon.

This is the same tract conveyed to mortgagors by J. L. Leake, Jr. on June 14, 1973 by deed recorded in Greenville R.M.C. Office June 14, 1973 in Vol. 276 Page 798.

This mortgage is junior to any mortgage recorded prior to recording date of this mortgage, including mortgage to Federal Land Bank of Columbia, S. C.

Any portion ~~of~~ all of the amount of this mortgage may be paid at any time without penalty.

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 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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