



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

**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

Forty-two thousand Dollars (\$ 42,000.00) due and payable

On Demand

(This mortgage covers Amts. of loans made to mortgagors by mortgagee since July, 1976 to apply against payments on property belonging to mortgagors.)

with interest thereon from date at the rate of **eight** 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**, near the Town of Simpsonville, lying on the southern side of highway 14, containing 7.03 acres to the center line of the highway (contains 5.15 acres to the southern edge of the R/W of the Seaboard, Coastline Railroad; and being described, according to a survey entitled "Property of Paul C. Autry, Jr." prepared by C. O. Riddle, RLS, dated June 5, 1972, recorded in the R.M.C. Office for Greenville County in Plat Book 4T, Page 93, as follows:

BEGINNING at a point in the center line of Highway 14 at the northwestern corner of the within described property, which is a common corner with property now or formerly owned by West Virginia Pulp and Paper Company, which point is 412.14 feet from an X in the concrete of Highway 14 which point is in the center of Highway 14 where it intersects with Varsity Drive; thence running along the common line of the within described property and property now or formerly owned by West Virginia Pulp and Paper Company S. 06-52 E. 1,140.7 feet to an iron pin in the line of property now or formerly owned by J. J. and Annie Belle Brown; thence along the Brown property N. 49-21 E. 188.2 feet to an iron pin at the corner of the property heretofore conveyed to Ulus C. Hudson; thence along the common line of the within described property and the Hudson property N. 12-37 E. 880.8 feet to a point in the center line of Highway 14 N. 72-19 W. 495 feet to the Beginning.

This is the same property conveyed to the mortgagors herein by deed of Paul C. Autry, Jr., dated June 15, 1973 and recorded June 15, 1973 in vol. 976, page 880.

All or any part of this mortgage may be prepaid at any time without penalty.

This mortgage is junior to mortgage held by South Carolina National Bank of Camden, S. C.

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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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