

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 21 4 13 PM '77 MORTGAGE OF REAL ESTATE

BONNIE S. TALLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, T. Wayne Crolley and Mary H. Crolley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto General Mortgage Company

(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 **Twenty-four Thousand Six Hundred Seventy-five** and No/100----- Dollars (\$ 24,675.00) due and payable

due
with interest thereon from date at the rate of **nine** 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, lying on the eastern side of Neely Ferry Road, being shown and designed as 57.2 acres on a plat of the property of Thomas B. and Annie M. Talley, prepared by J. Mac Richardson, L. S., dated March 1953, recorded in the RMC Office for Greenville County in Plat Book DD, Page 103, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a stake on or near the western side of the Neely Ferry Road at the joint corner of property now or formerly belonging to N. A. Culbertson, and running thence S. 70-45 E. 45.4 feet to a stake on the eastern side of Neely Ferry Road and on the line of property now or formerly of L. R. Peden Estate; thence with Peden's line, N. 79-30 E. 358.4 feet to a stake on or near a dirt road; thence continuing with Peden's line S. 73-30 E. 1,104.8 feet to a stake on the line of other property now or formerly belonging to L. R. Peden Estate; thence with the Peden line, N. 14-07 E. 1,544.4 feet to a stake on the line of property now or formerly belonging to Boyd; thence with Boyd's line N. 16-24 W. 340.6 feet to a stake on or near a branch; thence N. 87-56 W. 512.4 feet to a stake; thence N. 67-30 W. 302 feet to an iron pin; thence N. 42 W. 107 feet to an iron pin; thence N. 42-30 W. 160 feet to an iron pin; thence N. 47 W. 60 feet to the corner of property now or formerly of Unity Cemetery; thence N. 67-30 W. 123.4 feet to a nail in the Neely Ferry Road; thence with the western side of the Neely Ferry Road S. 21-47 W. 465 feet, S. 13-33 W. 869.2 feet, and S. 17-20 W. 731 feet to a stake, the point of beginning. Less, however, 2.33 acres, more or less, conveyed therefrom by deed from Thomas B. Talley and Annie M. Talley to Lawrence E. Brashier by deed recorded in the RMC Office for Greenville County in Deed Book 663, Page 318. Less, also, 9.64 acres conveyed therefrom by deed of mortgagors to Larry A. Coker, Jr. and Joan G. Coker recorded in the RMC Office for Greenville County in Deed Book 1032, Page 725, Mar. 9, 1976. The above being the same property as conveyed to mortgagors by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 1004, Page 783, and Deed Book 1004, Page 788.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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