STATE OF SOUTH CAPOLINAUL 72 1 53 PH 17

COUNTY OF GREENVIERBHIE S. TANKER SECOND MORTGAGE OF REAL ESTATE
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGEE'S ADDRESS: Fountain Inn. S. C. 29644

WHEREAS. T. WAYNE CROLLEY AND MARY H. CROLLEY

(hereinafter referred to as Mortgagor) is well and truly indebted un to

SOUTHERN BANK & TRUST COMPANY

in sixty (60) equal, consecutive monthly installments of Two Hundred Eighty & 80/100 (\$280.80) Dollars each, commencing September 1, 1977.

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 texts, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid dabt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand will and truty paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"All that certain piece, parcel or let of land, with all imprevements thereon, or hereafter constructed thereon, situate, tying and being in the State of South Carolina, County of Greenville, Fairview Township, near the Town of Simpson-ville, 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 the 64.24 acre tract as shown on plat of property of C. G. Shelor, prepared by C. O. Riddle, R.L.S. dated February 22, 1964, recorded in the R.M.C. Office for Greenville County in Plat Book III, Page 55, and having the following courses and distances, to wit:

BEGINNING at a point in the center of the 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 the Fairview Road and running thence along the center of the 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 1.89 acre tract; thence N. 19-31 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 the Jenkins Bridge Road; thence with the Jenkins Bridge Road the following courses and distances, to wit: S. 79-17 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., 1421 feet to an iron pin; thence along the line of property now or formerly of W. M. Watson, N. 29-58 E., 1055.3 feet to an iron pin; thence with the line of property now or formerly belonging to Putman, the following courses and distances, to wit: S. 77-35 E., 495 feet to an iron pin, S. 66-53 E., 192.9 feet to an iron pin and S. 66-48 E., 1129.9 feet to an iron pin on the line of property now or formerly belonging to Brashier.; thence with Brashier 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  $^{ extstyle N}$  western side of Fairview Road; thence with the western side of said road, S. 14-32 W., UN 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. 81-58 W., 233.18 feet; thence S. 12-09 W., ≥ 255 feet, more or less, to a point in the center of the Jenkins Bridge Road, the point of beginning, iron pin being back on the line approximately 25 feet.

Being the major portion of that property conveyed to T. Wayne & Mary H. Crolley by deed of J. L. Leake, Jr., recorded on June 14, 1973, in Deed Book 976, Page 798, R.M.C. Office. for Greenville County.

This is a second mortgage and is junior in lien to that mortgage from T. Wayne & Mary H. Crolley to The Federal Land Bank of Columbia, in the original amount of \$93,700.00, recorded on March 20, 1975, in Mortgage Book 1335, Page 236, R.M.C. Office for Green-ville County.

Together with all and singular rights, members, herditaments, and appurtecances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomssever lawfully claiming the same or any part thereof.

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