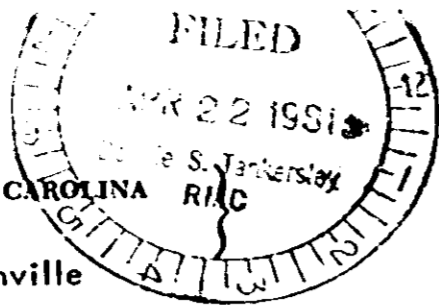


STATE OF SOUTH CAROLINA
COUNTY OF
Greenville



Address - Clyde E. Bennett
c/o Hollingsworth
109 Babb Street, Fountain Inn, S. C. 29644

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**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

Clyde E. Bennett

(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

Ten thousand ----- Dollars (\$ 10,000.00) due and payable

On demand (with 90 days notice)

with interest thereon from _____ date _____ at the rate of 10 per centum per annum, to be paid:

annually

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, and near Unity Baptist Church, at the intersection of Jenkins Bridge Road/Fairview Road (formerly Neeley Ferry Road), and running thence along the center of Jenkins Bridge Road S. 74-20 W. 210 feet to an iron pin on the line of other land belonging to the mortgagors herein, thence along the common line with other tract of land belonging to the mortgagors herein N. 12-09 E. 230 feet to an iron pin still on the common line with other property belonging to mortgagors herein N. 81-58 E. 233.18 feet to an iron pin on the western side of Fairview Road (formerly Neeley Ferry Road); thence along said road S. 21-01 W. 215 feet to an iron pin in the center of Jenkins Bridge Road, the point of BEGINNING.

This tract is a portion of the property conveyed to the mortgagors herein by deed of J. L. Leake, Jr. recorded in the R.M.C. Office for Greenville County/in Deed Book 976, Page 798 June 14, 1973.

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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