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STATE OF SOUTH CAROLINA 12 3 23 PH 181 MORTGAGE OF REAL ESTATE COUNTY OF GREENVILLEY DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN: Attorneys-at-Law P.O. Box 126 Greer, S.C. 29651

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WHEREAS, C. RICHARD HOLLINGSWORTH and DONNA LYNN HOLLINGSWORTH,

(hereinafter referred to as Mortgagor) is well and truly indebted unto VIOLA S. SAXON and DONNA SAXON AUSTIN for and during the term of their joint lives, and upon the death of either, then absolutely to the survivor, her heirs and assigns forever: (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Dollars (\$24,000.00) due and payable TWENTY FOUR THOUSAND AND NO/100ths in fifty nine (59) monthly installments of \$260.00 each and a 60th payment on Dec. 1, 1985 in the amount of \$19,451.74. First monthly installment shall be payable on Jan. 2, 1981. The first 59 monthly installments shall be applied first to interest, balance to principal. Mortgagors shall have privilege of anticipation without penalty, with interest thereon from date at the rate of $10.00\,$ per centum per annum, to be paid: AS aforesaid.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortsagor's account for texes, 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 scaling 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 as-

"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, containing 0.70 acres, according to a plat entitled, "Property of Richard Hollingsworth", prepared by Carolina Surveying Company, dated December 17, 1980 to be recorded of even date herewith. The subject property fronts on the southeasterly side of Black's Drive, a distance of 175 feet.

THIS is the identical property conveyed to the Mortgagors by deed of the Viola S. Saxon to be recorded of even date herewith. Said mortgage is being made to secure a portion of the purchase price of the within described property.

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 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 unito the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants toza it is fawfully seized of the premises. hereinabove described an 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 war rant and forever delend all and singular the said premises unto the Mortgages forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.

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