

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
JUN 22 PM '80
DANN BRISSEY

1528-103

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Faye C. Galloway

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Walter Brashier

(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 **Thirty six thousand eight hundred sixty five and 12/100----**

-----Dollars (\$ 36,865.12) due and payable

on demand

with interest thereon from _____ date _____ at the rate of 12 per centum per annum, to be paid: at maturity

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, the Mortgagee's heirs, 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, being known and designated as Lot No. 365, Sector VI of Botany Woods, as shown on a plat thereof prepared by Piedmont Engineers and Architects, dated May 15, 1963, and recorded in the RMC Office for Greenville County in Plat Book YY at page 131, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the southern side of Bonaventure Drive and running thence along the joint line of Lots Nos. 365 and 284 and 284-A S. 2-08 W. 249.0 feet to an iron pin; thence running N. 68-30 W. 119.1 feet to an iron pin; thence running along the joint line of Lots Nos. 365 and 364 N. 8-55 W. 200 feet to an iron pin on the southern side of Bonaventure Drive; thence running along the said Bonaventure Drive N. 84-35 E. 93.8 feet to a point; thence continuing with Bonaventure Drive S. 88-59 E. 57.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of T. Walter Brashier recorded in the RMC Office for Greenville County in Deed Book 1139 at page 266 on December 16, 1980.

This is a second mortgage, junior in lien to that certain mortgage given by Eugene J. Jones and Glenda E. Jones to Fidelity Federal Savings and Loan Association recorded in the RMC Office for Greenville County on July 26, 1970 in Mortgage Book 1373 at page 621.

The mortgagee's address is: 850 Wade Hampton Blvd., Greenville, SC 29609

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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