

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HERSHEL E. AND LINDA M. GALLOWAY

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 Seven Thousand and no/100's

Dollars (\$ 7,000.00) due and payable

with interest thereon from date at the rate of 14.50 per centum per annum, to be paid: According to said Note.

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, Bates Township, located on the southern side of the Pickens Road (also known as Dacusville Road), and having the following courses and distances to-wit:

BEGINNING at a point in the center of said road at the corner of G. A. Shipman property and running thence along the center of said road at a bend 370 feet to a point at the W. T. Stroud line S. 11-53 W. 55.7 feet to an iron pin; thence S. 36-09 E. 122 feet to an iron pin at a corner on the Ben Stroud property; thence along the Ben Stroud line S. 80.00 W. 360 feet to an iron pin at the G.A. Shipman corner; thence along the Shipman line N. 13-25 W. 297.6 feet to the point of beginning.

This property is presently shown in the Auditor's Office on Sheet 513.1 Block 1, as Lot number 17, excluding a small triangular lot also presently identified with the number 17 lying about 218 feet east of the above described property on Dacusville Road.

ALSO, all that certain piece, parcel or lot of land, lying and being in Bates Township, Greenville County, SC, and having the following metes and bounds:

BEGINNING at an iron pin in the center of Dacusville Road running S. 13-25 E. 297.6 feet to an iron pin; thence S. 80-15 W. 229.6 feet to an iron pin corner of the Cannon property; thence N. 13.12 W. 270.5 feet to an iron pin in the center of Dacusville Road; thence up center of said road N. 69.36 E. 120 feet to a point in center of said road; thence N. 77.36 E. 110 feet to the beginning corner. The same containing one and one-half acres more or less and being a part of the lands conveyed by Claude Brazele etals, and recorded in the RMC Office of Greenville County, Volume 263 at Page 166. Also, the same as recorded in Book 741 at Page 582, dated February 8, 1964.

The first tract of property is the same property conveyed by Frank P. McGowan as Master recorded May 17, 1968, in Deed Book 844, Page 432 and the second tract of property is the same property conveyed by Janice Adams and Thelma Ivey recorded September 19, 1978, in Deed Book 1088 Page 92.

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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