

FILED
GREENVILLE CO. S. C.
JAN 4 2 01 PM '56
CORNIE S. TANNERLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Sunie Elizabeth Galloway and Lola Mae Galloway

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Five Thousand and

no/100 -----(\$ 5,000.00-----)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred Three and

80/100-----(\$ 103.80-----) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable five years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lots Nos. 17 and 18, and a portion of a 25-foot alley to the south and east thereof, of the property of the L. A. Whitmire estate according to a plat thereof prepared by W. J. Riddle, Surveyor, in August, 1949, and recorded in the RMC Office for Greenville County in Plat Book Y, at page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of the right of way of U. S. Alternate Route No. 13, the joint front corner of Lots Nos. 18 and 19, and running thence along the joint line of said lots, S. 3-11 E. 200 feet to an iron pin, joint rear corner of said lots; thence S. 3-11 E. 25 feet to a point on the southern edge of a 25-foot alley; thence along the southern edge of said 25-foot alley, N. 86-49 E. 185 feet, more or less, to a point on line of property belonging to H. K. Townes; thence along the line of said property, N. 24-18 E. 250 feet, more or less, to an iron pin on the south side of the right of way of U. S. Alternate Route No. 13; thence along the south side of the right of way of U. S. Alternate Route No. 13, S. 86-49 W. 300 feet to the beginning corner, being the same property conveyed to E. E. Galloway by deed recorded in the RMC Office for Greenville County in Deed Book 509, at page 149, the said E. E. Galloway died testate on or about the 5th day of September, 1959, and devised the above described property to his widow, Sunie Elizabeth Galloway, for life, with the right to dispose of, and the remainder, if any, to Lola Mae Galloway, as will more fully appear by examination of the files of the Probate Court, Apartment 713, file 14.

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