

FILED
GREENVILLE S.C.
FEB 11 11 52 AM '84
DUNN & WILSON
R.M.C.

P. O. Box 408
Greenville SC 29602

1848 249

MORTGAGE

03-3194214

THIS MORTGAGE is made this 12th day of January, 1984, between the Mortgagor, G. Richard Gallamore and Betty M. Gallamore, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty three thousand nine hundred seventy five and eighty four 00/100ths, which indebtedness is evidenced by Borrower's note dated 01-12-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 01-31-84.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 76 on Plat of Section 2 of AVONDALE FOREST as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book BBB at Page 7 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pryor Road at the joint front corners of Lots Nos. 75 and 76 and running thence along with said road N. 49-47 E. 90 feet to an iron pin; thence S. 40-12 E. 167.3 feet to an iron pin; thence S. 49-15 W 90 feet to an iron pin at the joint rear corner of Lots 75 and 76; thence N. 40-17 W 168 feet to the point of beginning.

This is the same property conveyed to the mortgagor(s) herein by deed of John E. Nettles and Mary H. Nettles, which deed was recorded in the RMC Office for Greenville County on 10-01-79, in Deed Book 1112, at page 703.

This is a second mortgage and is junior in lien to that mortgage executed by John E. and Mary H. Nettles, in favor of Greer Federal Savings and Loan Association, which mortgage is recorded in the RMC Office for Greenville County, on July 9, 1974 in Mort Book 1316 at page 53.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 09.60

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which has the address of 308 Pryor Road, Taylors,
(Street) (City)
SC 29687 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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