

FILED
GREENVILLE CO. S. C.

OCT 17 4 58 PM '78

DAVID S. TANKERSLEY
CLERK

BOOK 1447 PAGE 474

MORTGAGE

THIS MORTGAGE is made this 17th day of October, 1978, between the Mortgagor, Gerald T. Gallina, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 One Hundred Five Thousand and NO/100 (\$105,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 17, 2008.....;

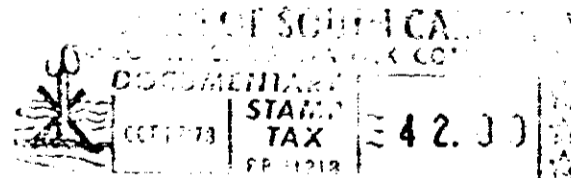
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, containing 15.50 acres as shown on a survey of said property for Harry O. Yearick by C.O.Riddle, Reg.L.S. 1347, dated October 2, 1978, situate, lying and being on the eastern side of Pennington Road and having the following metes and bounds to wit:

Beginning at a spike in the approximate center of Pennington Road and running thence with the approximate center of Pennington Road N. 01-06 E. 236.2 feet to a spike in the center of said road; thence N. 03-27 E. 656.21 feet to a spike in the center of said road; thence N. 81-00 E. 1102.2 feet to an iron pin and stone; thence N. 68-47 E. 109.57 feet to an iron pin; thence N. 71-51 E. 512.03 feet to an iron pin and stone; thence S. 46-20 E. 57 feet to an iron pin; thence S. 71-39 W. 661.28 feet to an iron pin; thence S. 81-34 W. 432.03 feet to an iron pin; thence S. 01-29 W. 659.35 feet to a White Oak; thence S. 36-18 W. 553.40 feet to an iron pin; thence N. 42-46-30 W. 256.55 feet to an iron pin; thence S. 79-33 W. 192.09 feet to the point of Beginning.

This being the same property acquired by the Mortgagor by deed of Harry O. Yearick to Gerald T. Gallina, dated October 17, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1090 at Page 144.

This conveyance is made subject to restrictions, easements and rights of way of record affecting this property.



which has the address of Pennington Road, Route 3, Greer,
(Street) (City)
South Carolina 29651 (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 seized 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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