

FILED
GREENVILLE CO. S. C. MORTGAGE

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THIS MORTGAGE is made this ^{9th} day of March 19. 81, between the Mortgagor, ^{JOHN W. GAYLESLEY} Faye C. Galloway (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1981 (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 1, 1982

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 lying in the State of South Carolina, County of Greenville, shown on plat of Property of E. J. Tate, prepared by H. S. Brockman and having the following courses and distances:

Beginning at pin in Old Buncombe Road (State Highway #415) said pin being S. 6-00 E. 270 feet from the intersection of this road and McElhaney Road and running thence with the old Road, S. 6-00 E. 207.3 feet; thence N. 84-00 E. 228 feet; thence N. 6-00 W. 164.3 feet; thence N. 75-00 W. 120 feet; thence S. 84-00 W. 116 feet to an iron pin, the point of beginning.

Also: Beginning at the center of Old Buncombe Road, joint corner of Lots 1 and 2 of the above plat and running thence N. 6-00 W. 207.3 feet to a point; thence S. 84-00 W. 41 feet to a point, center of Highway 415; thence S. 12-30 E. 46.6 feet to a point; thence S. 6-20 E. 161 feet to a point and N. 84-00 E. 35 feet to the point of beginning.

Being the same property conveyed by Donnie and Patricia L. Dill by deed recorded March 6, 1981.

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which has the address of Highway 415, Route 2, Taylors, S. C. (Street) (City) (herein "Property Address"); (State and Zip Code)

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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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