

FILED
GREENVILLE CO. S.C.

Charles B. Galloway
Route 4, Box 422
Piedmont, S. C. 29673

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Feb 6 2 20 PM '79
S. TANNER SLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, DONALD C. ANDERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

CHARLES B. GALLOWAY

(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

Twenty-one thousand - - - - - Dollars (\$ 21,000.00) due and payable
in 120 equal, consecutive monthly installments of \$266.02, commencing
April 1, 1979,

with interest thereon from date at the rate of 9 1/2 per centum per annum, to be paid: monthly
Borrower reserves the right to anticipate in full or in part at any time
without penalty.

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, on the eastern side of Baker Road, being shown and designated as Lot 12 on a Plat of Oscar F. Baker Property, recorded in the RMC Office for Greenville County in Plat Book F, at Page 111, and having, according to a more recent survey by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Baker Road, joint front corner of Lots 11 and 12, and running thence with Baker Road, N 4-15 E, 147 feet to an iron pin; thence with the line of Lot 12, S 71-17 E, 203.57 feet to an iron pin; thence with the rear line of Lot 12, S 4-15 W, 130 feet to an iron pin, joint rear corner of Lots 11 and 12; thence with the common line of said Lots N 76-00 W, 200.0 feet to an iron pin on the eastern side of Baker Road, the point of beginning.

This is the same property conveyed to the Mortgagor herein by the Mortgagee by deed dated February 2, 1979, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

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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 installed, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and improvements, other than the usual household furniture, be considered a part of the real estate.

DO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and lawful authority 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 Mortgagee 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 in any part thereof.

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