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BOOK 1091 PAGE 225

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Charles B. Galloway, of Greenville County,

(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

Two Thousand, Eight Hundred and No/100----- (\$ 2,800.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Forty-Seven and 74/100----- (\$ 47.74)

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 6 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 such 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 Greenville, Gantt Township, known and designated as Lots Nos. 11 and 12 according to plat of the property of Oscar F. Baker, recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 111, and, in addition thereto a strip of land lying north of Lot No. 12, said plat, and between said Lot No. 12 and the property now or formerly owned by R. C. Lollis, and having the following metes and bounds, to-wit:

BEGINNING at a pin on the east side of Baker Road, One Thousand (1,000) feet northward from the White Horse Road, joint corner of Lots Nos. 10 and 11, said plat, and running thence with the joint line of said lots, S. 76-00 E. 200 feet to point; thence N. 4-15 E. 200 feet along the rear line of Lots Nos. 11 and 12 to point; thence continuing N. 4-15 E. 30 feet, more or less, to said R. C. Lollis line; thence with said Lollis line in a northwesterly direction, 200 feet, more or less, to a point on Baker Road; thence with the east side of Baker Road, S. 4-15 W. 47 feet, more or less, to point, corner of Lot No. 12, said plat; thence, continuing with the east side of Baker Road, S. 4-15 W. 200 feet to the point of beginning; being the same conveyed to me by Victor L. Strozier and Alice G. Strozier by their deed dated July 15th, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 580 at Page 502.