

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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

WHEREAS, I, Bill L. Galloway

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

Southern Bank and Trust Company, Piedmont, S. C.

(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

Eleven thousand forty - three and 58/100----- Dollars (\$ 11,043.58) due and payable in monthly installments of \$225.00 each, including interest and principal, to be applied first to interest and balance to principal, the first payment due on March 10, 1975 with a like amount due on the 10th of each calendar month thereafter until entire amount of debt is paid in full.
with interest thereon from _____ date _____ at the rate of _____ per centum per annum, to be paid monthly

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 in or near the Town of Piedmont, Grove Township, on the East side of S. C. Highway #20 (formerly U. S. Highway #29), containing 1.58 acres, more or less, and having the following metes and bounds , to - wit : BEGINNING at a point in the center of S. C. Highway No. 20 (formerly U. S. #29) at the joint front corner of property now or formerly of Earline W. Williams, and running thence with the joint line of Williams property S. 50-30 E. 174 feet to an iron pin ; thence still with the joint line of the Williams property S. 13-30 E. 12.55 feet more or less to the joint corner of this property, the Williams property and property now or formerly of Ray Hooper ; thence with the joint line of Ray Hooper N. 54-10 E. 98 feet to an iron pin at joint corner of property now or formerly of Mrs. Mary E. Peden; thence with the joint line of Peden property N. 40-40 W. 400 feet ; more or less to joint line of that property S. 30 W. 107 feet more or less, to a point in the center of S. C. Highway No 20 ; thence with the center of said Highway in a Southernly direction 350 feet to the point of beginning ; being all that remains of a tract of 8.8 acres conveyed to Melle G. Guest and Wm. M. Guest by deed recorded in Deed Book 152 , at Page 448 with the said Wm. M. Guest conveying his interest to his wife Melle G. Guest by Deed recorded in Deed Book 247 at Page 179 less 13 conveyances made by Wm. M. Guest and/or Melle G. Guest, recorded in the following Deed Books and Pages : 196-258, 203-20, 230-375, 308-186, 360-378, 363-41, 380-209, 383-525, 397-203, 399-43, 399-47, 427-267 and 436-439 with a corrective deed of 383-525 at 465-453.

This is the same property conveyed by deed of Talmadge Cooper and Ada B. Cooper dated June 28, 1973 . to Bill L. Galloway, said deed recorded in the Office of RMC for Greenville County.



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

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized 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 Mortgagor 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 or any part thereof.

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