

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

May 8 4 40 PM '77

SCOTTIE S. TANKERSLEY
R.M.C.

WHEREAS, James Galmon

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a Municipal Corporation

(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

One Thousand Six Hundred Ten and 00/100s----- Dollars (\$ 1,610.00) due and payable

\$28.93 per month for 60 months with the last payment being \$28.91

with interest thereon from date of execution the rate of 3 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, City of Greenville and being known and designated as Lot No. 4 on Plat of property of Alfarata Calhoun Downs made by C. O. Riddle, June, 1953 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Wilkins Street and an unnamed street (sometimes called Burns Circle) and running thence with the north side of said Wilkins Street N. 85-16 E. 69.5 feet, more or less, to an iron pin corner of property now or formerly of Jeanne Davis Prevost; thence with the line of said property N. 6-19 W. 100 feet, more or less, to an iron pin; thence S. 85-16 W. 72 feet, more or less, to an iron pin on the east side of said unnamed street (sometimes known as Burns Circle); thence with the east side of said street in a southerly direction 100 feet, more or less, to the beginning corner.

This property is known and designated as Block Book 95-3-30.2. The City assumes all stamps and recording fees.

Derivation: This is the same property conveyed to James Galmon from Alfarata Calhoun Downs and is recorded in the RMC Office in Deed Volume 498, page 380 on April 27, 1954 at 12:15.

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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