

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
15 9 AM '78
RECEIVED

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

WHEREAS, STEVE ALLEN GALLOWAY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leroy Cannon Realty, Inc.

(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

Five Thousand & No/100 (\$5,000.00)----- Dollars (\$5,000.00) due and payable

Monthly in installments of \$103.80 which includes principal and interest said payments to begin March 1, 1978, and continuing monthly for a period of sixty months

with interest thereon from date at the rate of 9% 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, State of South Carolina, in and about the City of Greer, the aforesaid being approximately 3.0 acres of land as shown by a plat thereof made by T. R. Walker, Jr, R.L.S. on June 27, 1973, and having the following description:

BEGINNING at an iron pin in Circle Road in the City and County aforesaid, S. 82-19 W., parallel to the property of Ella Mae Harrison; 411 feet to an iron pin adjacent to the Old Steading Estate; thence N. 13-16 W., running parallel to the Steading Estate, 335 feet to an iron pin; thence S. 85-03 E., 546.7 feet to an iron pin in the center of Circle Road; thence S. 26-42 W. 100 feet to an iron pin in Circle Road; thence S. 6-26 W. 145 feet to the point of beginning.

This being the same property conveyed unto Leroy Cannon Realty, Inc., by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 107 pt page 668, and recorded January 10th, 1978.

This is a purchase money mortgage.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX
FEB 15 1978
\$ 02.00
PB 11218

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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