

FILED
South Carolina Federal Savings & Loan Association GREENVILLE CO. S. C.
P. O. Box 937, Greenville, S. C. 29602

JUN 2 4 34 PM '78

MORTGAGE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 1st day of June, 1978, between the Mortgagor, Gerald T. Gallina

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

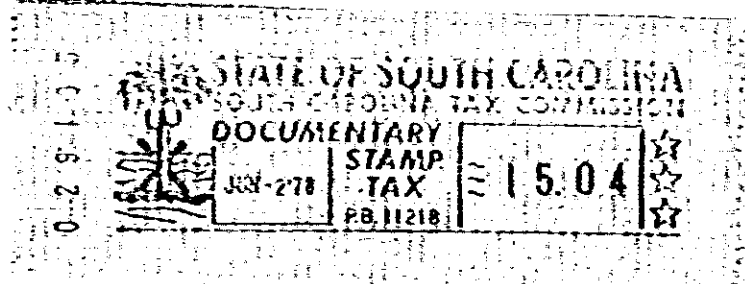
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2008

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the western side of Iverson Street near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 3 of a subdivision known as Heritage Hills, Section 2, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book WW at Page 15 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Iverson Street at the joint front corner of Lots Nos. 3 and 4 and running thence S. 68-47 W., 139.9 feet; thence S. 22-54 E., 123 feet; thence N. 67-35 E., 139.5 feet to the western side of Iverson Street at the joint front corner of Lots Nos. 2 and 3; thence along the western side of Iverson Street, N. 22-50 W., 120 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of James D. Mueller and Frances T. Mueller recorded in the R.M.C. Office for Greenville County in Deed Book 1000 at Page 391 on the 2th day of June, 1978.



5
GCTO -----3 JUN-278
337

which has the address of 105 Iverson Street Greenville
(Street) (City)
South Carolina (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

REC-10

4328 RV-2