

Rt 3 Pennington Rd
Greenville, SC 29651
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
OCT 24 4 36 PM '78
DORRIS S. TANKERLEY
REC'D

**PURCHASE MONEY MORTGAGE
MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1448 PAGE 110

WHEREAS, GERALD T. GALLINA

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARRY O. YEARICK

(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

SIXTY-FIVE THOUSAND AND NO/100-----Dollars (\$65,000.00) due and payable according to a Note of same date, the terms and conditions described therein

with interest thereon from Date at the rate of Eight per centum per annum, to be paid: according to said Note of same date;

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, Oneal Township, lying on the eastern side of Pennington Road, being shown and designated as 14.20 acres on a plat of the property of Harry O. Yearick, prepared by C.O. Riddle, Reg. LS. 1347, dated September 22, 1978, and according to said plat having the following metes and bounds to-wit:

BEGINNING at a point in the approximate center of Pennington Road and running thence with the approximate center of Pennington Road N. 03-45 E. 567.75 feet to a point; thence N. 88-22 E. 310.5 feet to an iron pin; thence N. 65-18-30 E. 621.83 feet to an iron pin; thence S. 24-04 E. 682.49 feet to an iron pin; thence S. 68-47 W. 109.57 feet to an iron pin and stone; thence S. 81-00 W. 1102.2 feet to the point of BEGINNING.

This is the same property acquired by the Mortgagor by deed of Harry O. Yearick to Gerald T. Gallina, dated October 24, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1090 at Page 490.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & CLERK
STAMP TAX 26.30

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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