

OFFICE OF THE CLERK  
JUN 23 3 34 AM '81  
GREENVILLE, S. C.

FIRST FEDERAL  
P. O. BOX 6267  
GREENVILLE, S. C. 29608

# MORTGAGE

THIS MORTGAGE is made this 26th day of May, 1981 between the Mortgagor, William H. & Tera Ann M. Galloway, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$12,050.00 Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1991;

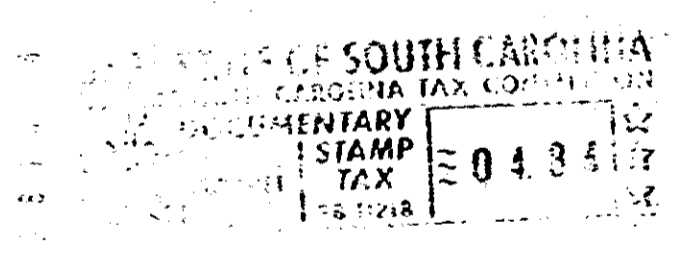
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the city of Mauldin, located on the northwestern side of Water Oak Way and being shown and designated as lot no. 14 on a plat entitled "Rustic Estates" dated April 16, 1974, by Piedmont Engineers-Architects Planners and recorded in Greenville County Plat Book 4R at Page 71 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Water Oak Way at the joint front corner of lots 14 and 15, and running thence with the joint line of said lots N 49-05 W 144.60 feet to a point on the joint line with lot 13; thence with the joint line with lot 13 S 60-50 W 184.54 feet to a point on the northwestern side of Shawn Drive; thence with the northwestern edge of Shawn Drive, S 50-00 E. 45 feet to a point; thence S. 6-28 E 36.20 feet to a point on the northwestern side of Water Oak Way; thence with the northwestern side of Water Oak Way, S 37-04 W 150.02 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Community Properties, Inc. and recorded in the RMC office for Greenville county on January 16, 1976 in Deed Book 1030 at page 309.

This is a second mortgage and is Junior in Lien to that mortgage executed by William H. and Tera Ann M. Galloway to South Carolina National Bank which mortgage is recorded in the RMC office for Greenville county in the amount of \$36,000.00 in book 362 at page 916. Subsequently a-signed to Federal National Mtg. Association and recorded December 17, 1976 in book 1385 at page 513.



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which has the address of 100 Water Oak Way Mauldin,  
(Street) (City)  
SC 29662 (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 seised 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.

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