

MORTGAGEE'S ADDRESS:
C/o Florida Polygraph
240 S. E. Sixth Street
Ocala, Florida 32678

BOOK 1626 PAGE 339

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE

SEP 19 10 12 AM '83
CANNON
R.M.C. SEC.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLARENCE R. GALLAGHER AND DEBORAH C. GALLAGHER

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROY W. CANNON

(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 THIRTY-ONE THOUSAND THREE HUNDRED AND NO/100

Dollars (\$31,300.00) due and payable

AS PER NOTE OF EVEN DATE.

with interest thereon from September 16, 1983 at the rate of TEN (10%) per centum per annum, to be paid: AS SET OUT ABOVE.

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

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 21, as shown on a plat of the Subdivision of Green Vale, recorded in the R.M.C. Office for Greenville County in Plat Book GG, Page 85.

Derivation: Deed Book 1196, Page 480 - Roy W. Cannon ^{JWS} 9/18/83

ALSO: In the event the Mortgagor shall convey or transfer this property by Deed, Bond for Title, Contract for Sale, or any other method, without the prior written consent of the Mortgagees, this Mortgage, and the Note it secures, shall be due and payable in full.

There will be no prepayment penalty.

RECEIVED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGISTERED
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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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