

# MORTGAGE

THIS MORTGAGE is made this 9th day of March, 1984, between the Mortgagor, Bobbie M. Galloway and Joe D. Galloway (herein "Borrower"), and the Mortgagee, American Federal, F.S.B., a corporation organized and existing under the laws of United States of America, whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Five Hundred Fifty Eight and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 20, 1994.

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, lying and being near the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 17 of a division of Lot No. 13 of the property of Aurelia T. Rison on Rison Road as shown on a plat made for James B. Arrowood by Webb Surveying and Mapping Company in October 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 16 and 17 on Rison Road, and running thence along the said Rison Road N. 31-40 E., 100 feet to an iron jip at the joint front corner of Lots Nos. 17 and 18; thence S. 30-35 E., 279.8 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; thence s. 24-02 W., 90 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; thence N. 52-28 W., 326.6 feet to the point of BEGINNING.

This is that same property conveyed by deed of Geneva E. Arrowood to Joe D. Galloway and Bobbie M. Galloway dated June 1, 1968 and recorded August 8, 1968 in deed Volume 850 at page 92 in the RMC Office for Greenville County, SC.

All that certain Lot of land lying in the County of Greenville, State of South Carolina, on the southern side of Rison Road and shown as lot 16 on a plat recorded in the R.M.C. Office for Greenville County in plat book "RRR", page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Rison Road, at the joint front corner of lots 16 and 17, and running thence with the joint line of said lots, S. 52-28 E., 325.6 ft. to an iron pin; thence S. 24-02 W., 80 ft. to an iron pin at the joint rear corner of lots 15 and 16; thence with the joint line of said lots, N. 54-30 W., 341.5 ft. to an iron pin on the southeastern side of Rison Road; thence with the side of said Road, N. 36 E., 90 ft. to an iron pin at the point of beginning.

This is that same property conveyed by deed of Steve A. Horton to Bobbie M. Galloway dated August 26, 1967 and recorded August 28, 1967 in deed Volume 827 at page 151 in the RMC Office for Greenville County, SC.

which has the address of Route 8 Rison Road Greenville, SC 29611 (herein "Property Address");

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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