

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
NOV 7 11 37 AM

Mortgagee's Address:
Suite 103-Piedmont Cntr
33 Villa Rd.
Greenville, SC 29607

FEE SIMPLE

SECOND MORTGAGE

BOOK 1449 PAGE 487

THIS MORTGAGE, made this 3rd day of November
19 78 by and between LARRY M. GREER and MAXINE M. GREER

(the "Mortgagor") and UNION HOME LOAN CORPORATION OF SOUTH CAROLINA, a body corporate (the "Mortgagee").

WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of FIFTEEN THOUSAND FOUR HUNDRED SIXTY-FIVE, NO/100-Dollars (\$ 15,465.00), (the "Mortgage Debt"), for which amount the Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or order, the final installment thereof being due on Nov. 15, 1988

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of the said note, and also in consideration of the further sum ONE DOLLAR, to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presence do grant, bargain, sell and release unto the said mortgagee:

ALL that piece, parcel or lot of land in the State of South Carolina, Greenville County, near the City of Greenville, lying on the northern side of Edwards Road, shown and designated as a major portion of Lot 100 of Botany Woods, recorded in Plat Book QQ at page 79, and a smaller portion of Lot 68 of Wade Hampton Terrace, recorded in Plat Book KK at page 15 (also known as Property of W. L. Costner), prepared by Piedmont Engineering Service, dated August 21, 1961, recorded in Plat Book 6 W at page 100, and according to said latter plat having the following metes and bounds, to-wit:

BEGINNING at a new point on the northern side of Edwards Road, which point is N 75-08 W 30 feet from the joint front corner of Lot 100 of Botany Woods, and Lot 68 Wade Hampton Terrace, and running thence along a new line N 1-22 W 102.9 feet to an iron pin in the line of other property of Botany Woods; running thence N 79-30 E 183.7 feet to an iron pin; running thence S 5-35 E 204.2 feet to an iron pin on Edwards Road; thence with Edwards Road the following courses and distances: N 72-27 W 90 feet, N 67-51 W 90 feet, and N 75-08 W 30 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Dianne B. Buehring recorded on May 31, 1972 in Deed Book 945 at page 155 in the RMC Office for Greenville County.

TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining. The land and improvements are hereinafter referred to as the "property".

SUBJECT to a prior mortgage dated May 31, 1972 and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1235, page 436 on May 31, 1972.

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns forever, and the mortgagor hereby binds himself, his successors, heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against himself, his successors, heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, that the Mortgagor shall well and truly pay or cause to be paid the Mortgage Debt hereby secured when and as the same shall become due and payable according to the tenor of the said Note and shall perform all the covenants herein of the Mortgagor's part to be performed, then this Mortgage shall be void.

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