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BOOK 1498 PAGE 288

Mortgagee's Address:
Riemont Center, Suite 103
33 Villa Road
Greenville, S.C.

FEE SIMPLE

SECOND MORTGAGE

INDEX, RETURN, ADDRESS INFORMATION
FILE # 27284
N. O. <i>Martha Ann Ross</i>
BR. NO. 556.1-1-4

THIS MORTGAGE, made this 17th day of March
19 80 by and between Martha Ann Ross

(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 Sixty-eight Thousand Six Hundred Seventy-two ^{50/100} & Dollars (\$ 68,672.50), (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 April 15, 1990

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 tract of land in Fairview Township, in Greenville County, State of South Carolina, near the Town of Fountain Inn, on Durbin Creek, and according to a plat made by W. J. Riddle on September 10, 1942, is described as follows:

BEGINNING at a stone at the joint corner of property of F. A. Thomason and Mary K. Templeton and running thence with the Templeton line, N 66 W, 245 feet, crossing a branch, to an iron pin; thence N 86 W 1617 feet, crossing a road to an iron pin on the side of the road in the line of property of Hamp Bryson; thence with the line of said property, N 23-30 E, 2344 feet to an iron pin; thence S 35-45 E, 575 feet to an iron pin near a branch; thence with the branch as the line, the traverses of which are: due east 160 feet, N 88-30 E, 180 feet, N 63 E, 330 feet to a point near Durbin Creek; thence continuing with Durbin Creek as the line, the traverses of which are: S 66-30 E, 363 feet, S 71 E, 980 feet, and S 84-30 E, 85 feet to the mouth of a branch in line of Race Miller; thence with the branch as the line, the traverses of which are: S 72-30 W, 310 feet and S 38-45 W, 468 feet to an iron pin near a branch; thence S 23 E, 105 feet to a sweet gum; thence S 40-40 W, 1326 feet to the beginning corner.

DERIVATION: Deed of Michael Ross recorded January 30, 1976 in Deed Book 1030 at page 934.

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 9/3/74, and recorded in the Office of the Register of Mesne Conveyance ~~XXXXXX~~ Greenville County in Mortgage Book 1321, page 515 in favor of W. J. Greer.

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 on the Mortgagor's part to be performed, then this Mortgage shall be void.

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