

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

FEE SIMPLE

SECOND MORTGAGE

BOOK 1451 PAGE 361

THIS MORTGAGE, made this 28th day of November
1978 by and between WILLARD A. RAMSEY and JUANITA M. RAMSEY

(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 TWELVE THOUSAND SIX HUNDRED FORTY-SEVEN & 50/100--Dollars (\$ 12,647.50), (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 Dec. 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:

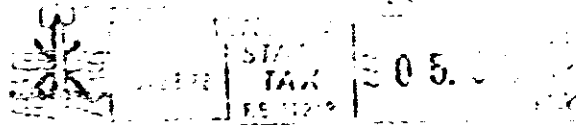
ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina located on the northeasterly side of Moore Road and being known and designated as Tract No. 4 on plat entitled Property of William E. Moore, dated October 1966, prepared by C. O. Riddle and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in center of Moore Road and running thence with the center line of Moore Road N 28-08 W 286.5 feet to a nail and cap in bridge over Stoney Creek; thence with Stoney Creek as the line, the meanders of which are N 59-07 E 279.3 feet to a point; thence S 80-49 E 226.8 feet to a point; thence N 58-24 E 142.3 feet to a point; thence N 59-31 E 328.5 feet to a point; thence S 71-16 E 330.7 feet to a point; thence S 37-25 E 67.5 feet to an iron pin; thence with the line of Lot No. 3 S 67-52 W 1173.7 feet to a nail in center of Moore Road, the beginning corner, passing over iron pin 25 feet back on line and containing 6.4 acres, more or less.

LESS, HOWEVER, a 2 acre tract and a 15-foot strip described in deed recorded in Deed Book 1034 at page 639 in the RMC Office for Greenville County.

This is the major portion of the property conveyed to the mortgagors by deed of William Edward Moore, recorded on May 10, 1971 in Deed Book 914 at page 510 in the RMC Office for Greenville County.

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

SUBJECT to a prior mortgage dated June 16, 1971, and recorded in the Office of the Register of Mesne Conveyance Clerk of Court) of Greenville County in Mortgage Book 1195, page 572 on June 21, 1971.

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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