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GREENVILLE, S.C.

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BOOK 1433 PAGE 250

SECOND MORTGAGE

THIS MORTGAGE, made this 20th day of September 1979, by and between James W. Booth, Jr. and Janalyn Lee Booth

(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 EIGHT THOUSAND THREE HUNDRED SIXTY TWO AND 50/100 Dollars (\$ 8,362.50), (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 October, 15, 1987.

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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the section known as Sans Souci, being known and designated as Lot No. 1 of a subdivision of the property of the Ethel Y. Perry Estate as shown on plat thereof prepared by W. J. Riddle, Surveyor, March 1946, recorded in the RMC Office for Greenville County in Plat Book Q at Page 24 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Perry Road and Berkley Avenue and running thence with Berkley Avenue N. 47-00 W. 131 feet to an iron pin at the rear corner of Lot 28; thence with the line of said lot N. 43-00 E. 50 feet to an iron pin, rear corner of Lots 1, 2, 27 and 28; thence with the line of Lot 2, S. 47-00 E. 131 feet to an iron pin on Perry Road; thence with Perry Road, S. 43-00 W. 50 feet to the point of beginning.

Derivation: Deed of Mahlon L. Polk, Sr. and Mahlon L. Polk, Jr. recorded May 15, 1978 in Deed Book 1079 at Page 164.

This mortgage is given as additional security for that certain note and mortgage in the original amount of \$8,362.50 executed by the Mortgagors on September 20, 1979 on property located in Pickens County, said mortgage to be recorded simultaneously herewith.

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 11, 1978 and recorded in the Office of the Register of Mesne Conveyance of Greenville County in Mortgage Book 1432, page 23 in favor of Mahlon L. Polk, Sr.

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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