

FILED
S.C.

BOOK 1567 PAGE 443

FEE SIMPLE

APR 10 35 AM '82

Mortgagees Address:
Suite 103, 33 Villa Road
Piedmont Center
Greenville, South Carolina
29607

~~SECOND~~ MORTGAGE

THIS MORTGAGE, made this 6th day of April 1982, by and between Cameron E. Smith by Joan B. Smith, his Attorney in Fact and Joan B. Smith

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

WHEREAS, the Mortgagee is justly indebted unto the Mortgagee in the sum of Nineteen thousand three hundred and no/100ths Dollars (\$ 19,300.00), (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 April 15, 1992

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 of lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being at the northwestern corner of the intersection of Dykeson Avenue and Perry Road in the County of Greenville, State of South Carolina, being shown and designated as Lot 20 on Plat of Ethel Y. Perry Estate, dated February 1948, prepared by W.J. Riddle, Surveyor, recorded in Plat Book R at Page 102, and being described more particularly according to Plat of Roger O. Miller, dated Decmeber 28, 1978, prepared by C.O. Riddle RLS, recorded in Plat Book 6Z at Page 93, to wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Dykeson Avenue and Perry Road and running thence along the southern edge of the right-of-way of Dykeson Avenue N 47-11 W, 127.74 feet to an iron pin at the joint front corner of Lots 14 and 20; thence along the common line of said Lots S 43-00 W, 60 feet to an iron pin at the joint rear corner of Lots 20 and 21; thence along the common line of said Lots S 47-11 E, 128.65 feet to a point on a wall at the joint front corner of said Lots on the western edge of the new right-of-way of Perry Road; thence along the western edge of Perry Road N 42-08 E, 60 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Cameron E. Smith to Joan B. Smith recorded in deed book 1144 at page 538 on March 18, 1981. Deed of Roger D. Miller and Helen K. Miller recorded February 20, 1981 in deed book 1143 at page 95.

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".

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SUBJECT to a prior mortgage dated -----, and recorded in the Office of the Register of Mesne Conveyance
(Clerk of Court) of ----- County in Mortgage Book -----, page -----

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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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