

Mortgagee's Address
Piedmont Center, Suite 103
33 Villa Rd., Greenville, S.C.

BOOK: 1495 879

FILE # 21273	BY S.W. C.
KENNETH P. COATES	
T2-1-85	

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SECOND MORTGAGE

THIS MORTGAGE, made this 18 day of February
1980, by and between Kenneth P. Coates and Sharon R. Coates

(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 Seventeen Thousand Six Hundred
Ninety and no/100 Dollars (\$ 17,690.00), (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 March 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 piece, parcel or lot of land, with all improvements thereon or
hereafter constructed thereon, situate, lying and being on the southeastern
side of Alpine Drive in the County of Greenville, State of South Carolina,
being shown and designated as Lot 20 on Plat of Property of Mauldin Construc-
tion Company, prepared by C.C. Jones, dated August 11, 1961 and being more
recently described according to Plat of Property of Kenneth P. Coates and
Sharon R. Coates, dated September 27, 1965, prepared by John A. Simmons,
RLS, recorded in Plat Book LLL at page 5, to-wit:

BEGINNING at an iron pin on the southeastern side of Alpine Drive and running
thence S 82-38 E, 100 feet to an iron pin; thence S 47-48 E, 96.2 feet to an
iron pin at the joint rear corner of Lots 19 and 20; thence S 53-42 W, 151.5
feet to an iron pin at the joint rear corner of Lots 20 and 21; thence N 43-11
W, 157.5 feet to an iron pin on the southeastern side of Alpine Drive; thence
along said drive, N 68-31 E, 18 feet to an iron pin; thence continuing along
the southeastern side of said drive N 43-14 E, 62.3 feet to an iron pin, the
point of beginning.

The above described property is the greater portion of Lot No. 20 and a small
portion of Lots 19 and 21 as shown on Plat of Dogwood Terrace, recorded in
Plat Book UU at page 5.

DERIVATION: Deed of D. L. Bishop, Sr., etc. recorded October 11, 1965 in
Deed Book 783 at page 619.

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 10/8/65, and recorded in the Office of the Register of Mesne Conveyance
of Greenville County in Mortgage Book 1010, page 219 in favor of C. Douglas
Wilson Co., and assigned to The Philadelphia Saving Fund Society, MB 1010/221
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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