0. **S. C.** 

F. H.C.

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11 21 AF '82 Character Mortgagees Address:
Suite 103, Piedmont Center
33 Villa Road
Greenville, SC 29607

**FEE SIMPLE** 

SECOND MORTGAGE

600x 1565 PAGE 188

THIS MORTGAGE, made this 4th day of March
1982, by and between Donald E. Miller and Lucy Ann C. Miller

(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 Twenty-five thousand no/100ths Dollars (\$ ---25, 290.00 -----), (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, 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 or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, known as Lot 63 on revised plat entitled "Revision of Lot 63, Section II, of Holly Springs Subdivision, "prepared by Piedmont Engineers dated February 13, 1974, which plat is recorded in the RMC Office for Greenville County, SC, in Plat Book 4R at page 54; and by a more recent plat entitled "Property of Donald E. Miller and Lucy Ann C. Miller", "prepared by Freeland and Associates on October 7, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-W at page 38; and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Bridges Road, joint front corner of Lots 64 and 63; and running thence S 8-03 W, 147.55 feet to an iron pin at the rear of lot; thence running across the rear of lot, N 79-12 W, 100.0 feet to an iron pin; thence turning and running along the common line of Lots 63 and 62, N 8-03 E, 147.55 feet to an iron pin on Bridges Road; thence running along said Road, S 79-12 E, 100.0 feet to an iron pin, being the point of BEGINNING.

DERIVIATION: Deed of Bruce C. Brunett recorded October 30, 1981 in Deed Book 1157 at page 588.

TOGETHER with the improvements thereon and the rights, and and improvements are hereinafter referred to as the "property".

SUBJECT to a prior mortgage dated 10-29-81, and recorded in the Office of the Register of Mesne Conveyance

(Clerk of Court) of Greenville County in Mortgage Book 1556, page 680 in favor of American Federal Savings and Loan Association

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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