GREEF CO.S.C.

MAR 1/ 11 39 AM '82 DONNEL SHEET

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Suite 103, Piedmont Center 33 Villa Road
Greenville, SC 29607

FEE SIMPLE

**SECOND MORTGAGE** 

THIS MORTGAGE, made this 11th day of March
1982 by and between Harold P. Sexton and Angela L. Sexton

(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 Nine thousand six hundred seventy-five and no/00th stars (\$ 9,675.00 ), (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 scaling 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 situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the eastern side of Rutledge Avenue, being shown and designated as Lot no. 124 on a plat of Sans Souci Housing, Inc. recorded in Plat Book X, at Page 61, RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Rutledge Avenue, at the joint front corner of Lots Nos. 124 and 125, and running thence with the line of Lot No. 125, S 64-45 E, 148.4 feet to an iron pin; thence N 29-36 E, 65.4 feet to an iron pin at the rear corner of Lot No. 123 thence with the line of Lot No. 123, N 64-45 W, 153.1 feet to an iron pin on the eastern side of Rutledge Avenue; thence with the eastern side of Rutledge Avenue, S 25-15 W, 65 feet to the beginning.

DERIVATION: Deed of David J. Richards and Sharon A. Richards recorded March 18, 1982 in Deed Book  $11\sqrt{3}$  at page  $18\sqrt{18}$ .

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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 3-22-76, and recorded in the Office of the Register of Mesne Conveyance

(Clerk of Court) of GreenvilleCounty in Mortgage Book 1363, page 11 in favor of Cameron Brown

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 mesame 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.

ME STONE WAY