

FEE SIMPLE



BOOK 1446 PAGE 21

SECOND MORTGAGE

THIS MORTGAGE made this 29th day of September

19 78 by and between GAYNELLE E. BROWN

(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 FORTY-SEVEN THOUSAND EIGHT HUNDRED SEVENTY & NO/100ths (\$ 47,870.00 ), (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 October, 1988

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, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as a 9.15 acre tract as shown on a plat of H. A. Hudson Property and recorded in the RMC Office for Greenville County in Plat Book WW at page 331 and having the following metes and bounds, to wit: BEGINNING at a nail in the center of the intersection of Milford Church Road and Groce Meadow Road and running thence with the center of Milford Church Road S. 86-20 E. 115 feet; thence continuing with the middle of Milford Church Road S. 87-24 E. 284 feet to a nail; thence continuing with the middle of Milford Church Road N. 87-25 E. 182.6 feet to a nail; thence continuing with the middle of Milford Church Road N. 83-10 E. 450.8 feet to a nail in the center of Milford Church Road; thence N. 13-55 W. 1,000 feet to an iron pin; thence S. 75-40 W. 70.3 feet to an iron pin; thence S. 14-20 E. 312 feet to an iron pin; thence S. 30-19 W. 243.4 feet to an iron pin; thence S. 11-00 W. 90 feet to an iron pin; thence S. 67-35 W. 369 feet to an iron pin; thence S. 80.45 W. 372 feet to an iron pin in the center of Groce Meadow Road; thence running along the center of Groce Meadow Road S. 9-15 E. 205 feet to the point of beginning.

This is the same property heretofore conveyed to Gaynelle E. Brown by deed of Nancy B. Edwards dated November 12, 1975 and recorded November 13, 1975 in Deed Book 1027, at page 260 in the R.M.C. Office for Greenville County.

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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 11-11-75, and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1353, page 493 and re-recorded in Book 1355 at page 251.

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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