

Mortgagee's Address:
Piedmont Center, Suite 103
33 Villa Road
Greenville, SC 29607

200:1532 PAGE 699

FEE SIMPLE

FILED
GREENVILLE CO. S.C.
SECOND MORTGAGE

THIS MORTGAGE, made this 17th day of February 1981, by and between William C. Hammond, Jr., Samuel W. Hammond, Meredith F. Hammond

(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 Six Thousand One Hundred Seventeen & 50/100ths Dollars (\$ 6,117.50), (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 Mar. 15, 1989

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 with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 72, Colonial Hills, Section V, on plat recorded in the RMC Office for Greenville County, in Plat Book QQQ at page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Fairford Circle at the joint front corner of Lots Nos. 71 and 72 and running thence S. 1-12 W. 175.7 feet to an iron pin; thence N. 83-56 W. 96.55 feet to an iron pin; thence N. 5-57 E. 176.3 feet to an iron pin on the southern side of Fairford Circle; thence along the southern side of Fairford Circle S. 83-15 E. 80 feet to the point of beginning.

DERIVATION: Deed of Bradley E. Teague and Deborah B. Teague to Lawrence M. Stanley, III and Gloria L. Stanley recorded October 17, 1979 in Deed Book 1113 at page 741 in the RMC Office for Greenville County. Deed of Lawrence M. Stanley, III and Gloria L. Stanley to Samuel W. Hammond, Meredith F. Hammond and William C. Hammond, Jr. recorded February 17, 1981, in Deed Book 1142 at page 853 in the RMC Office for Greenville County.

3 FEB 1981

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 10-17-79, and recorded in the Office of the Register of Mesne Conveyance of Greenville County in Mortgage Book 1484, page 661, in favor of The Kissell Company.

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.

4 OCT

1000 SGW
S.W. + W.C. Hammond
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