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APR 19 1978

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FEE SIMPLE

**SECOND MORTGAGE**

THIS MORTGAGE, made this 13th day of April 1978, by and between Clarence W. Harris and Helen J. H. Harris

(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 FOURTEEN THOUSAND THREE HUNDRED SIXTY-THREE AND <sup>10/100</sup> DOLLARS (\$ 14,363.00), (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 April 15, 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 on the northeastern side of St. Augusting Drive, in the County of Greenville, State of South Carolina, being shown as Lot 17 on a plat of Pelham Estates, recorded in the R. H. C. Office for Greenville County in Plat Book PPP, Pages 28 and 29.

This being the same property conveyed to Clarence W. Harris by Lawyers Title Insurance Company by deed dated July 15, 1977, and recorded on same date in Deed Book 1060, page 606, RHC Office for Greenville County, South Carolina; and the same property conveying one-half interest to Helen J. H. Harris, by Clarence W. Harris by deed dated July 15, 1977, and recorded on same date in Deed Book 1060, page 608, RHC Office for Greenville County, South Carolina.

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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 July 15, 1977 and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1404, page 59.

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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