

FEE SIMPLE

SECOND MORTGAGE

AUG 4 1978

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THIS MORTGAGE, made this 2nd day of August 1978, by and between WILLIAM L. PICKELSIMER and MARY PICKELSIMER

(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 TWO HUNDRED SIXTY-five &  $\frac{25}{100}$  Dollars (\$ 25,265.25 ), (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 August 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 near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 67 of a subdivision known as Northwood Hills, Section II, as shown on a revised plat thereof prepared by Piedmont Engineers & Architects, dated November, 1961, recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Page 156, and having such metes and bounds as shown thereon.

This being the same property heretofore conveyed to William L. Pickelsimer by deed of W. N. Leslie, Inc., dated December 12, 1969 and recorded December 15, 1969 in Deed Book 881, at Page 150, R.M.C. Office for Greenville County, South Carolina.

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 9-23-69 , and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1137, page 539

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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