

Suite 103 Piedmont Center
33 Villa Road
Greenville, SC 29607

BOOK 1442 PAGE 117

FEE SIMPLE

SECOND MORTGAGE

THIS MORTGAGE, made this 16 day of AUGUST,
19 78 by and between MARTHA ANN ROSS

(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-ONE & 75/100 Dollars (\$ 47,871.75), (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 September 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:

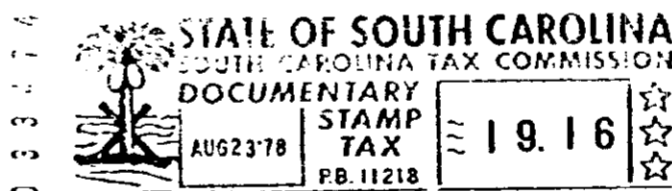
All that tract of land in Fairview Township, in Greenville County, State of South Carolina, near the Town of Fountain Inn, on Durbin Creek, and according to a plat made by W. J. Riddle on September 10, 1942, is described as follows:

BEGINNING at a stone at the joint corner of property of F. A. Thomason and Mary K. Templeton and running thence with the Templeton line, N66-W 245 feet, crossing a branch, to an iron pin; thence N86-W 1617 feet, crossing a road to an iron pin on the side of the road in the line of property of Hamp Bryson; thence with the line of said property N23-30E 2344 feet to an iron pin; thence S35-45E 575 feet to an iron pin near a branch; thence with the branch as the line, the traverses of which are: due east 160 feet, N83-30E 180 feet; N63-E 330 feet to a point near Durbin Creek; thence continuing with Durbin Creek as the line, the traverses of which are: S66-30E 363 feet, S71-E 980 feet, thence with the branch as the line, the traverses of which are S72-30W 310 feet and S38-45W 468 feet to an iron pin near a branch; thence S23-E 105 feet to a sweet gum; thence S40-40W 1326 feet to the beginning corner.

This being the same property conveyed to Martha Ann Ross by Deed of Michael Ross dated January 29, 1976, and recorded January 30, 1976, at 3:16 p.m., in Deed Book 1030 at page 934 in the RMC 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 09/02/74 , and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1321 , page 515/

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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