

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

UNRECORDED
GREENVILLE CO. S. C.
MAY 2 2 43 PM '83
R.M.C.

Mortgagee's Address:
Suite 103-Piedmont Center
33 Villa Rd., Gvl, SC 29607

FEE SIMPLE

SECOND MORTGAGE

BOOK 1449 PAGE 152

THIS MORTGAGE, made this 31st day of October
19 78 by and between KARL R. NISIUS and MARY C. NISIUS

(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 FIVE THOUSAND THREE HUNDRED SIXTY AND NO/100----- Dollars (\$ 5,360.00), (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 November 15, 1983 .

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 piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the Town of Fountain Inn in the County of Greenville, State of South Carolina being known and designated as LOT NO. 109 on plat of STONEWOOD Subdivision, which plat is recorded in the RMC OFFICE for Greenville County, S. C. in Plat Book 4-F, page 13 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of the curve of DEMOREST CIRCLE and running thence N 15-12 W 224.7 feet to an iron pin; thence S 70-30 W 55 feet to an iron pin; thence S 29-25 E 215 feet to an iron pin; thence S 89-00 E 171.4 feet to an iron pin on Demorest Circle; thence around the curve of Demorest Circle N 52-56 W 68.9 feet and continuing around the curve of Demorest Circle N 10-06 E 30 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of The Garrett Company, Inc. recorded on March 12, 1975 in Deed Book 1015 at page 523 in the RMC Office for Greenville County.

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 May 23, 1972 and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1234, page 472 on May 24, 1972.

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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