

Mortgagee's Address:
Suite 103 Piedmont Ctr.
33 Villa Rd., Greenville, SC 29607

FEE SIMPLE

S. C.

SECOND MORTGAGE

THIS MORTGAGE, made this 16th day of August 1979, by and between Myrna K. Hooper and Bobby Lee Hooper

VOL 1417 PAGE 303

(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 **Thirteen thousand five hundred fifty & NO/100ths Dollars (\$ 13,550.00)**, (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 **September 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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, lying south of the State Park (Batson) Road in Chick Springs Township, County of Greenville, State of South Carolina, approximately four (4) miles east of the City of Greenville, near the Old Reid School property, being shown on a Plat of property made for Clifton H. and Maude D. Simmons by C.O. Riddle, R.L.S. dated January, 1968, and having the following courses and distances:

BEGINNING at an iron pin and stone at the southern most corner of the Lot conveyed and running thence N. 45-39 W. 260.6 feet to an iron pin and stone; thence N. 42-57 W. 285.5 feet to an iron pin; thence S. 86-50 W. 172.7 feet to an iron pin; thence N. 16-17 E. 288.6 feet to an iron pin; thence S. 73-43 E. 637.8 feet to an iron pin on the line of property now or formerly belonging to J.E. Batson; thence with said line S. 16-17 W. 500 feet to an iron pin and stone, the point of beginning. Said property contains 5 acres more or less.

ALSO: The right of ingress and egress over and upon the strip of land 50 feet in width extending from the State Park (Batson) Road along and upon the above described tract of land, it being agreed that said 50 foot strip of land shall remain open at all times for the use and benefit of any persons, including the mortgagors, who may own property adjoining or abutting said right-of-way and roadway.

DERIVATION: Deed of Charles Robert Simmons, et al. recorded October 6, 1977 in Deed Book 1066 at Page 333.

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 8/21/78, and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of 1441 County in Mortgage Book 815, page to Poinsett Federal S & L Assoc.

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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