

FEE SIMPLE GRANT S.C.

VI 1418 100 884

SECOND MORTGAGE

THIS MORTGAGE; made this 29th day of August 19 79 by and between PHILIP L. EPPLEY

(the "Mortgagor") and UNION HOME LOAN CORPORATION OF SOUTH CAROLINA, a body corporate (the "Mortgagee").

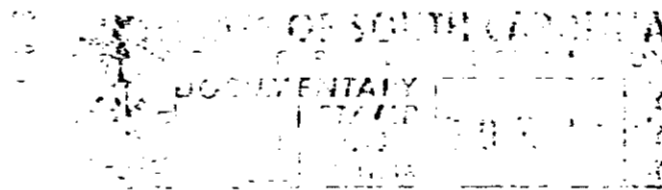
WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of EIGHTEEN THOUSAND TWENTY AND NO/100----- Dollars (\$ 18,020.00), (the "Mortgage Debt"), for which amount the Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or 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 certain piece, parcel or lot of land, containing 16.4 acres, more or less, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the north side of South Carolina Highway No. 414 (Tugaloo Road) in Highland Township, County of Greenville, State of South Carolina, being the greater portion of that property shown on Plat prepared for Philip L. Eppley recorded in Plat Book 5G at page 26 and being more particularly described on Plat of Property of Philip L. Eppley, dated April 6, 1976, recorded in Plat Book 4-0 at page 386, to wit:

BEGINNING at a point in S.C. Highway No. 414 (Tugaloo Road) and running thence N. 00-21 W., 340.8 feet to an old iron pin; thence N. 16-58 E., 842.4 feet to an old iron pin; thence N. 47-10 E., 357 to an old iron pin; thence S. 34-22 E., 194 feet to a stone; thence N. 72-22 E., 104 feet to an old iron pin; thence S. 54-48 E., 56 feet to a new iron pin; thence S. 00-47 E., 583 feet to a point; thence S. 28-17 W., 558 feet to a point; thence S. 61-44 W., 264 feet to a point in Tugaloo Road; thence along said Road, S. 83-30 W., 274.5 feet to a point, the point of beginning.

DERIVATION: Deed of Carl Dennett Blyth recorded December 21, 1967 in Deed Book 835 at page 226.



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 December 16, 1977 and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1418, page 912 in favor of Greer Federal Savings and Loan Association.

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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SUBJECT

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