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FEE SIMPLE

SECOND MORTGAGE

THIS MORTGAGE, made this 4th day of September  
19 79 by and between RICHARD E. CARVER AND EMILY I. CARVER

(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 ELEVEN THOUSAND FIVE HUNDRED NINETY AND NO/100-- Dollars (\$ 11,590.00 ), (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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 30 on plat of property of C. B. Martin, recorded in Plat Book F, Pages 102 and 103, in the RMC Office for Greenville, and having, according to a more recent survey by J.C. Hill, Engineer, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Argonne Drive, joint front corner of Lots No. 30 and 31 and running thence with the line of Lot No. 31, S. 48-50 W., 180 feet to an iron pin; thence N. 41-10 W., 71 feet to an iron pin at the joint rear corner of Lots No. 29 and 30; thence with the line of Lot No. 29, N. 48-50 E., 180 feet to an iron pin on Argonne Drive; thence with said Argonne Drive, S. 41-10 E., 71 feet to the point of beginning.

DERIVATION: Deed of Arnold E. Putman and Alice L. Putman recorded in the RMC Office for Greenville County on December 27, 1960 in Deed Book 665 at page 213.

This mortgage is executed in order to provide additional security for that certain Note executed by Richard E. Carver, Emily I. Carver and Kenneth L. Carver on August 31, 1979 in the original amount of \$11,590.00, and Mortgage recorded in Book 1479 Page 637.

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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 December 27, 1960 and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 845 , page 517, in favor of General Mortgage Company.

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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