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GREENVILLE CO. S. C.

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FEE SIMPLE

DONNIE S. TANKERSLEY  
R.M.C.

SECOND MORTGAGE

Mortgagee's address:  
Piedmont Center, Suite 103  
33 Villa Rd., Greenville, S.C.

BOOK 1490 PAGE 970

THIS MORTGAGE, made this 11th day of December  
1979, by and between E. Dade Gunning and Susan V. Gunning

(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 Fifteen Thousand Nine Hundred Fifteen & no/100 Dollars (\$ 15,915.00 ), (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 December 15, 1989 .

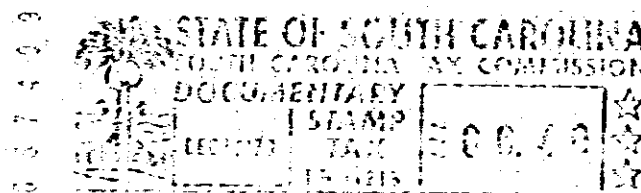
KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of the said note, and also in consideration of the further sum ONE DOLLAR, to the said mortgagor in hand 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 tract of land, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Hammett Road, containing 5.60 acres, more or less, as shown on a plat thereon entitled "Plat for Richard R. Perdue", prepared by Webb Surveying and Mapping Company, dated November 16, 1976, revised December 1, 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in cap in Hammett Road, which point is 734.8 feet from Bushy Creek Road, at the joint corner of property now or formerly of Richard E. Perdue and running thence, N. 71-48 E., 823.2 feet to an iron pin; thence, S. 22-25 E., 301.4 feet to an iron pin; thence, S. 66-40 W., 581.5 feet to a nail in cap in Hammett Road; thence, N. 60-09 W., 90.5 feet to a nail in cap; thence, N. 69-07 W., 150 feet to a nail in cap; thence, N. 56-04 W., 100 feet to a nail in cap; thence, N. 32-00 W., 116 feet to the point and place of beginning.

DERIVATION: Deed of Beth Louise Hipp recorded March 24, 1978 in Deed Book 1075 at page 946.

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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 Mar. 24, 1978 and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1426 ,page 979 in favor of Fidelity 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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