

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

FEE SIMPLE

FILED
GREEN VALLEY CO. S. C.

DEC 26 3 48 PM '79 SECOND MORTGAGE

BOOK 1492 PAGE 207

THIS MORTGAGE, made this 28th day of December
19 79 by and between ~~JOHNIE S. TANKERSLEY~~
John R. Ruzia and Emily P. Fuzia

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

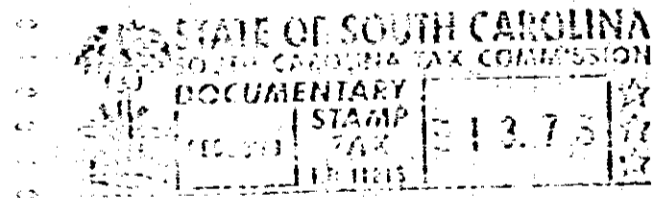
WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of Thirty-four Thousand Three
Hundred Thirty-seven ^{& 50/100} Dollars (\$ 34,337.50), (the "Mortgage Debt"), for which amount the
Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or order,
the final installment thereof being due on January 15, 1990 .

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, situate, lying and being on the eastern
side of Green Valley Drive in the County of Greenville, State of South
Carolina, being shown and designated as Lot No. 31 on Plat of Green Valley
Subdivision, prepared by Piedmont Engineering Co., dated December 20, 1957,
recorded in Plat Book QQ at pages 2 and 3 and being described more particu-
larly, according to said plat, to-wit:

BEGINNING at an iron pin on the eastern side of Green Valley Drive at the
joint front corner of Lots 31 and 32 and running thence along the common
line of said lots N. 55-55 E., 318.6 feet to an iron pin at the joint rear
corner of said lots and the line of the golf course; thence along the
boundary line of said golf course S. 57-17 E., 184.5 feet to an iron pin
at the joint rear corner of Lots 30 and 31; thence along the common line
of said lots S. 53-18 W., 327.8 feet to an iron pin at the joint front
corner of said lots on the eastern side of Green Valley Drive; thence
along said drive N. 30-31 W., 200 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Harold F. Gallivan, recorded March 13, 1975 in Deed
Book 1015 at page 556.



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. 12, 1975 and recorded in the Office of the Register of Mesne Conveyance
(Clerk of Court) of Greenville County in Mortgage Book 1334, page 825 in favor of Fidelity
Federal Savings and Loan Association of Greenville, South Carolina

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.

GCTO --- / DE28 79 1228

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