

JAN 11 10 33 AM '80

DONNIE S. TANKERSLEY
R.M.C.

Notary Public
Pickens County, South Carolina
23 Villa St., Greenville, SC

FEE SIMPLE

BOOK 1492 PAGE 511

SECOND MORTGAGE

THIS MORTGAGE, made this 3rd day of January
1980, by and between Bobby C. Southers and Betty Lou G. Southers

(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 Eight Hundred Twenty & no/100 Dollars (\$ 11,820.00), (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 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 northeastern side of East Circle Avenue in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 15 and the adjoining 15 feet of Lot No. 14 on Plat of East Lake Subdivision, dated June 1928, prepared by Dalton & Neves, Engineers, recorded in Plat Book G at page 229 and being described more particularly, according to said plat to-wit:

BEGINNING at an iron pin on the northeastern side of East Circle Avenue at the joint front corner of Lots 15 and 16 and running thence along the common line of said lots N 37-15 E, 152.5 feet to an iron pin at the joint rear corner of said lots on the southwestern side of Erskine Street; thence along Erskine Street N 53-22 W, 75 feet to an iron pin; thence through Lot 14 S 37-15 W, 151.6 feet to an iron pin on the northeastern side of East Circle Avenue; thence along said avenue S 52-45 E, 75 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Henry Joseph Martin recorded March 10, 1961 in Deed Book 669 at page 467.

5000
4000
3000
2000
1000
0

STATE OF SOUTH CAROLINA
REGISTER OF DEEDS
DOCUMENTARY
STAMP
FEE \$ 64.76
RECORDED

LOVE, THORNTON, ARNOLD & THOMASON
File 127183 Alt. 56W Sec. C
N. Owner Bobby C. Southers
Bk. Et. 1 280-2-19

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 10/2/59 , and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 804 , page 489 in favor of Central Realty Corp. and assigned to New York Life Ins. Co. 10/2/59 Mtg. Bk 804 page 492.

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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