

GREENVILLE, S.C.

Mortgagee's Address: Suite 103, Piedmont Center
33 Villa Road
Greenville, SC 29607

BOOK 1534 PAGE 867

DONALD STANMERSLEY
FEE SIMPLE R.M.C.

SECOND MORTGAGE

THIS MORTGAGE, made this 12th day of March
1981, by and between **FREDDIE DOW COLSTON, III AND JANICE C. COLSTON**

(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 **Twenty Thousand Two Hundred Fifty-Two and 50/100ths Dollars (\$ 20,252.50)**, (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 **March 15, 1991**.

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 at the intersection of Dawnwood Drive and Hitching Post Lane in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 190 on Plat of Coach Hills, prepared by Piedmont Engineers, Architects & Planners, recorded in Plat Book 4X at Pages 85 & 86, revised copy of which was recorded in Plat Book 4X at Page 94, and being described more particularly, according to said revised plat, to-wit:

BEGINNING at an iron pin on the northern side of Dawnwood Drive at the joint front corner of Lots 189 and 190 and running thence along said drive S. 69-50 W. 62.36 feet to an iron pin; thence continuing along said drive S. 65-47 W. 45.43 feet to an iron pin at the intersection of Dawnwood Drive and Hitching Post Lane; thence with the curvature of said intersection, the chord of which is N. 69-12 W. 35.35 feet to an iron pin on the eastern side of Hitching Post Lane; thence along said lane, N. 24-12 W. 93.66 feet to an iron pin at the joint front corner of Lots 190 & 191; thence along the common line of said lots N. 82-23 E. 171.55 feet to an iron pin at the joint rear corner of said lots; thence S. 0-57 E. 80.69 feet to an iron pin on the northern side of Dawnwood Drive, the point of beginning.

DERIVATION: Deed of Southland Properties, Inc. recorded March 23, 1976 in Deed Book 1033 at page 557.

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 3/23/76, and recorded in the Office of the Register of Mesne Conveyance of Greenville County in Mortgage Book 1363, page 17, in favor of Aiken-Speir, Inc.

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.

LOAN, TRUST, AND SAVINGS
BY: *[Signature]*
Freddie D. Colston III
540-1-1-220

1981

4328 RV-2