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DONN S. TANNERSLEY  
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BOOK 1535 PAGE 781  
LONG, BLACK & GASTON

FEE SIMPLE

SECOND MORTGAGE

THIS MORTGAGE, made this 20th day of March  
19 81, by and between Noel L. Turner and Betty G. Turner

(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 Sixty Two Thousand Four Hundred Seven & 50/100ths (\$ 62,407.50 ), (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 April 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 certain lot, parcel or tract of land with all improvements now constructed thereon, situate, lying and being in the County and State aforesaid, O'Neal Township, located about four miles north from Greer, South Carolina on the Eastern side of Lake Cunningham and on both sides of North Lake Road and being shown on plat of property made for W. David Roe by John A. Simmons, surveyor, dated May 18, 1970, and having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of North Lake Road (now iron pin set off at 33 feet on west side of road) at the Southeast corner of the property herein described and running with said road the following courses and distances: N. 52-40 W. 100 feet, N. 65-54 W. 100 feet, N. 66-26 W. 100 feet, N. 70-26 W. 100 feet, N. 81-56 W. 100 feet and N. 84-50 W. 100 feet, thence leaving road (iron pin set off 24 feet on east side of road) and running N. 16-36 E. 264.9 feet along other property of W. David Roe to new iron pin; thence S. 86.47 W. 235 feet (back to road, now iron pin set off 35 feet on east side of road); thence crossing road and running S. 86-47 W. 193.2 feet to new iron pin on water line right of way of said lake; thence with said right of way S. 1-20 W. 96.4 feet, S. 1-90 E. 89.8 feet S. 29-10 E. 86.2 feet, S. 7-40 W. 73.7 feet, S. 67-40 E. 83 feet, S 82-28 E. 209 feet, N. 86-27 E. 144 feet and S. 6-43 E. 224 feet; thence S. 6-43 E. 40 feet to corner of McAbee and Cecil L. Styles; thence with Styles N. 89-00 E. 87.2 feet to poplar stump and old stone corner and iron pin; thence N. 16-60 E. 107 feet to new iron pin; thence S. 84-39 E. 115 feet to the beginning corner and containing 5.00 acres, more or less.

This being the same property conveyed to the above mortgagors by deed of Billy L. and Susan S. Pittman recorded herewith.

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 May 25, 1971 and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1192, page 209, in favor of Galbreath 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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