

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

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GR. CO. S. C.

BOOK 1535 PAGE 949

FEE SIMPLE

SECOND MORTGAGE

MAR 23 11 46 AM '81
DONALD E. LAWRENCE
REC.

THIS MORTGAGE, made this 23rd day of March
19 81 by and between John B. Phillips and Evelyn B. Phillips

(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 Five Thousand Eighty-Seven and 50/100ths ----- Dollars (\$ 5,087.50), (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 1988 .

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 lot of land in Greenville County, South Carolina, on the western side of Spring Forest Road near the City of Greenville, being shown as Lot No. 22 on plat of Spring Forest recorded in Plat Book XX at Page 126, and further described as follows:

BEGINNING at an iron pin on the western side of Spring Forest Road, corner of Lot 21 and running thence with the western side of said Road, N. 10-18 W. 48 feet and N. 0-12 E. 60.9 feet to an iron pin at corner of Lot 23; thence with line of said lot, N. 69-28 W. 206.4 feet to an iron pin; thence S. 10-30 E. 179.9 feet to an iron pin at corner of Lot 21; thence with the line of said lot, S. 89-02 E. 168.8 feet to the beginning corner.

DERIVATION: Deed of Vicki L. McKinney recorded October 31, 1980, in Deed Book 1136 at Page 496 , in the RMC Office for Greenville County, SC.

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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 10/31/80 , and recorded in the Office of the Register of Mesne Conveyance of Greenville County in Mortgage Book 1522, page 822 , 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.

John B. Phillips

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