



13R 249
1463 East Main Street
Spartanburg, SC
BOOK 1557 PAGE 859

FEE SIMPLE

SECOND MORTGAGE

THIS MORTGAGE made this 21st day of October 1981, by and between George G. Gunn, Margaret C. Gunn, Barry R. Bynum and Mary L. Bynum

(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-seven Thousand Five Hundred Seventy and no/100 Dollars (\$ 67,570.00), (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 11/15, 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 piece, parcel, or tract of land in the County of Greenville, State of South Carolina, on the easterly side of Middle Tyger River, containing 26.3 acres, more or less, and being shown and designated as property of George G. and Margaret C. Gunn, on plat prepared by H.C. Clarkson, RLS, May 5, 1975, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at a point in the center of Middle Tyger River, said point being the extreme southwesterly corner of the tract herein conveyed and running thence from the center of said corner to an iron pin on the bank; running thence N 48-56 E 1288.3 feet to an iron pin; thence N 7-00 E 373.8 feet to an iron pin; thence N 9-30 W 319.8 feet to an iron pin; thence S 88-07 W 100 feet; thence N 9-31 E 60.6 feet to an iron pin; thence N 70-52 W 195.6 feet to an iron pin; thence N 24-47 E 48.3 feet to an iron pin; thence N 46-00 W 170.4 feet to a point in Highway No. 14; thence along said Highway S 50-26 W 200 feet to a point, S 46-31 W 200 feet to a point, S 44-15 W 163.5 feet to a point, and S 48-57 W 135.8 feet to a point in the center line of said Highway at bridge; thence with the center line of Middle Tyger River the traverse lines of which are: S 11-26 E 113.9 feet; S 12-03 W 359.4 feet; S 4-43 W 702.8 feet; and S 5-35 E 171.6 feet to the point of BEGINNING.

ALSO, All that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, on the northerly side of Middle Tyger River, containing 51.7 acres, more or less, and being shown and designated as Property of George G. and Margaret C. Gunn, on plat prepared by H.C. Clarkson, RLS, May 21, 1975, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at a point in the corner of the tract herein conveyed and running thence from said point N 60-00 E (crossing an iron pin on bank 20 feet from the beginning point) 1674.5 feet to an iron

CONTINUED -- SEE ATTACHED EXHIBIT A

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 _____, and recorded in the Office of the Register of Mesne Conveyance Greenville _____ 1495 103 (Clerk of Court) of Pickens County in Mortgage Book 13-E, page 534

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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