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BOOK 1575 PAGE 227

FEE SIMPLE

SECOND MORTGAGE

THIS MORTGAGE, made this 13th day of July

1982, by and between Jimmy Lamar Johnson and Neal M. Johnson

(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 Seven thousand four hundred twenty & No/100 Dollars ($ 7,420.00), (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 July 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 lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, on the northerly side of Old Chick Springs Road, now Fairview Road, and having the following metes and bounds:

BEGINNING at an iron pin on the north side of the said Old Chick Springs Road, now Fairview Road, former or present corner of Mike Miller and J.E. Broadnax, and running thence N. 57-10 E. 399 feet to a point in the center of said road; thence continuing with the center of said road, N. 56-20 E. 79 feet to a point in center of said road; iron pin on north bank of road; corner of land now or formerly owned by G.B. Harrill; thence N. 11-15 W. 362.5 feet to an iron pin, corner of Harrill lot; thence S. 75-15 W. 142 feet to an iron pin on line of Broadnax's property; thence with said property line S. 18-10 W. 613 feet to the beginning corner, containing 2.67 acres, more or less, inclusive of road area.

ALSO, all of that orther parcel or lot of land adjoining the aforesaid tract having the following metes and bounds:

BEGINNING at an iron pin on corner of above discribed lot and property now of formerly of Bud Miller, and running thence with the above lot S. 75-15 W. 142 feet to an iron pin on Hawkins line; thence with Hawkins line N. 18-10 E. 197 feet to an iron pin, Mack Hawkins corner; thence S. 26-44 E. 169 feet to the beginning corner, containing .27 of an acre, more or less.

DERIVATION: Deed of Robert A. Wilson and Margaret M. Wilson recorded April 12, 1979 in Greenville County RMC Office in Deed Book 1100 at Page 402.

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 April 11, 1979 recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1462 , page 973 in favor of Greer Federal Savings and Loan.

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, administraters 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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