

Suite 103, Piedmont Center
33 Villa Road
Greenville, SC 29607

FEE SIMPLE

FILED
GREENVILLE, S.C.
MAY 23 1983
SECOND MORTGAGE
DONNIE M. SLEY
R.M.C.

BOOK 1637 PAGE 560

THIS MORTGAGE, made this 19th day of May 1983 by and between JOHN R. GROVE

(the "Mortgagor") and UNION HOME LOAN CORPORATION OF SOUTH CAROLINA, a body corporate (the "Mortgagee")

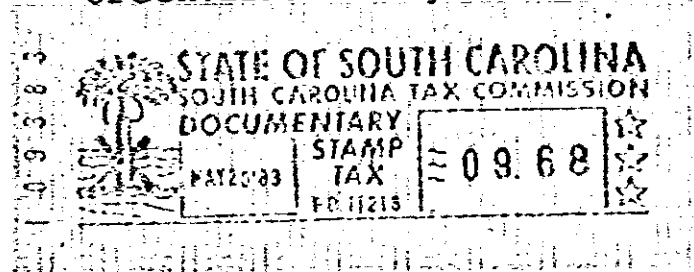
WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of Twenty-four thousand one hundred eighty-two & 50/100ths Dollars (\$ 24,182.50), (the "Mortgage Debt"), for which amount the Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or order, the final installment thereof being due on June 15, 1993.

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 lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Shubuta Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 93 on plat of Farmington Acres, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR at Page 106-107 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Shubuta Drive, said pin being the joint front corner of Lots 92 and 93 and running thence iwth the southeasterly side of said Drive N 52-45 E, 90 feet to an iron pin, joint front corner of Lots 93 and 94; thence with the common line of said Lots S 37-15 E, 150 feet to an iron pin at the corner of Lot No. 100; thence with the line of said Lot S 52-45 W, 90 feet to an iron pin at the corner of Lot No. 92; thence with the line of said Lot N 37-15 W, 150 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Mortgage Guaranty Insurance Corporation recorded May 18, 1966 in Deed Book 798 at page 342 in the Greenville County RMC Office.



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 5-17-66, and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1031, page 283 in favor of C. Douglas Wilson and 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.