

FIDELITY FEDERAL S&L ASSOC.
P.O. BOX 1268
GREENVILLE, S.C. 29602



BOOK 1483 PAGE 289

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARSHALL LEE RICHARDSON AND

BRENDA B. RICHARDSON

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Fourteen-Thousand Seven Hundred Sixty Four and 80/100 DOLLARS

(\$ 14,764.80), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Five (5) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being on the north-eastern side of Monaview Street, being shown and designated as Lot 65 on a plat of Section 2, Monaghan Subdivision, recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG, at Page 151, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Monaview Street at the joint front corner of Lots 64 and 65 and running thence along the common line of said lote, N.38-30 E. 160 feet to a point; thence along the line of Lot 89 S. 51-30 E. 75 feet to a poing; thence along the common line of Lots 65 and 66 S. 38-30 W. 160 feet to a point on the northeastern side of Monaview Street; thence along the said Monaview Street N. 51-30 W. 75 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any affecting the above-described property.

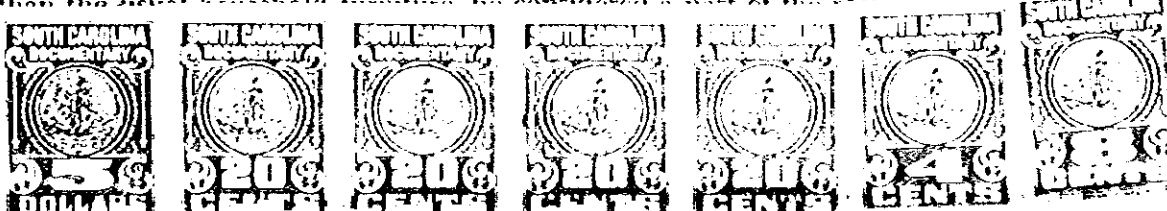
This is the same property conveyed to the grantors herein by deed of Joe E. Hawkins Enterprises, Inc., recorded in the RMC Office for Greenville County, South Carolina in Deed Book 851, at Page 489.

DERIVATION CLAUSE:

This is the same property conveyed by Joe Earl Kirby and Evelyn R. Kirby by deed dated 7/24/74, recorded 7/25/74 in Volume 1003 at page 587.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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