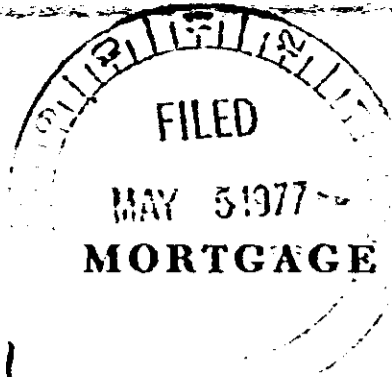


SECOND MORTGAGE
XXXXXX
Mortgage on Real Estate



1396 PAGE 742

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William E. Beard and

Kathy Beard

(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 Five-Thousand-Three Hundred- Ninety Six and 16/100 DOLLARS

(\$ 5,396.16), 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 4 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.

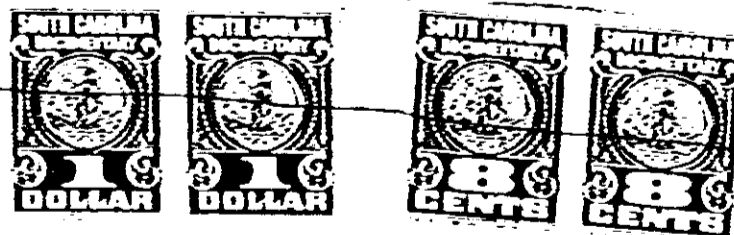
All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 1 of Block C on plat of Hughes Heights, recorded in the R. M. C. Office for Greenville County in Plat Book GG at Pages 122 and 123, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Almena Street, joint front corner of Lots No. 1 and 2 and running thence along said Almena Street S.37-33 W. 52.3 feet to an iron pin; thence around the curvature of a circle, the chord of which is S.80-31 W.34.1 feet to an iron pin on the easterly side of Service Drive; thence N. 56-30 W. along Service Drive 173.7 feet to an iron pin; thence N. 26-26 E. 60.9 feet to an iron pin; thence S. 60-13 E. 210.3 feet to an iron pin, the point of beginning.

The above described property is conveyed subject to all restrictions, easements or right-of-ways existing or of record which affect said property.

As a part of the above stated consideration, the grantees assume and expressly agree to pay that certain mortgage of the grantor to Fidelity Federal Savings and Loan Association in the original amount of \$17,250.00 recorded in the R. M. C. Office of Greenville County in Mortgage Book 1214 at Page 345.

This being the same property conveyed from Lenard E. Owens and Treva D. Owens



dated November 19, 1971, recorded in the RMC Office at page 345 Book 1214.

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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