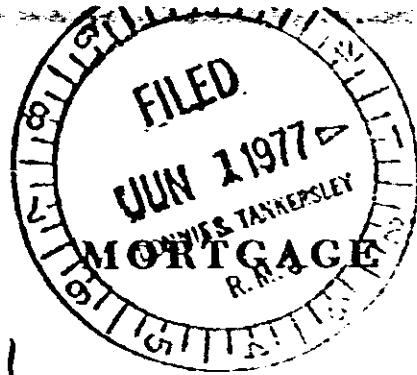


First Mortgage on Real Estate



1399 4639

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Eston B. Leinster and Carolyn Leinster**

(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 fifty dollars and 40/100----- DOLLARS

(\$ 14,750.40), 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 7 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.

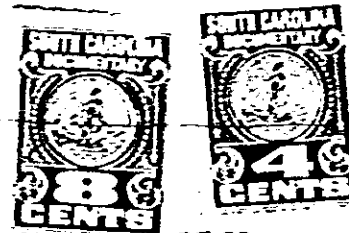
All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in Butler Township, on the west side of Richbourg Road and having, according to a plat entitled Property of Burgess Goodbrad dated January 5, 1973, revised March 15, 1973, and July 30, 1973, made by Campbell and Clarkson, Surveyors, Inc. recorded in the RMC Office for Greenville, South Carolina in Plat Book 5-A, Page 123, the following metes and bounds, to wit:

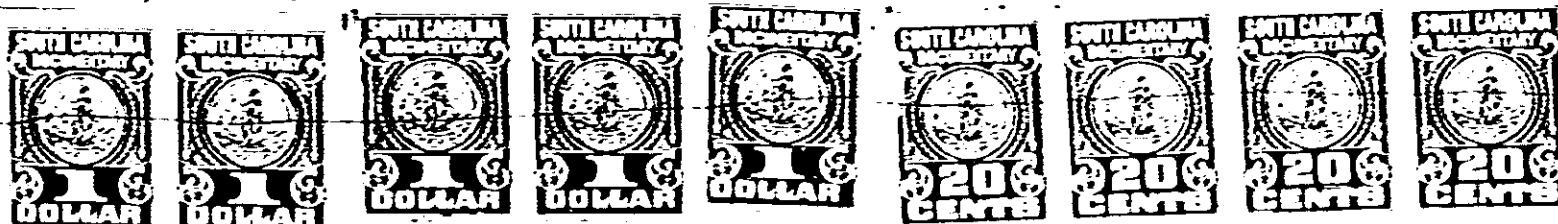
BEGINNING at an iron pin on the west side of Richbourg Road at a point at the joint from corner of property of LaVerne B. Richler and the property herein being mortgage, which is 432.1 feet, more or less, north of Mimosa Drive and running thence along the west side of Richbourg Road, N. 16-30 W. 306.25 feet to an iron pin; thence S 67-21 W 228.6 feet to an iron pin; thence S 22-40 E. 270.4 feet to an iron pin; thence along the line of property of LaVerne B. Pichler N. 77-14 E. 198.7 feet to an iron pin on the west side of Richbourg Road, the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Laverne P. Pichler (formerly Laverne P. Goodbrad) recorded August 2, 1973.

3000



Together with all and singular the rights, members, hereditaments, and appurtenances to the same, and 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 fix-



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