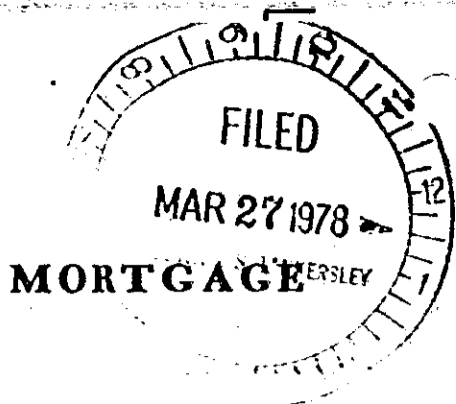


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BOOK 1427 PAGE 69



Second Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James Lamar Langford and Sibyl Belle Langford

(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 Eight thousand six hundred eighty six dollars and 20/100----- DOLLARS

(\$ 8686.20 ), 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,

All that lot of land in the State of South Carolina, County of Greenville lying about two miles east of Table Rock Reservoir, containing approximately 7.2 acres, and being shown as tract 4-B on the plat of, Property of W. A. Pearson and Carlos P. Garner prepared by T. Craig Keith, Surveyor, dated 3-15-73 and recorded in Plat Book 5-E at page 55 and having, according to such plat, the following metes and bounds to-wit:

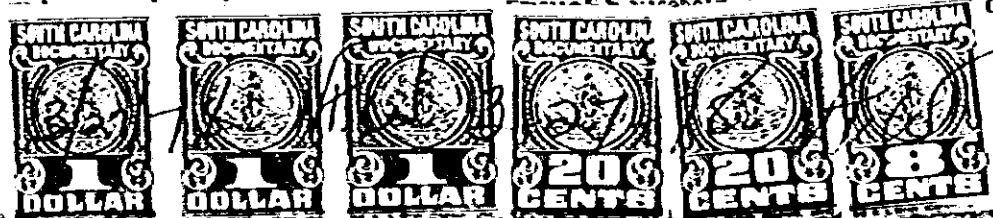
BEGINNING at a pin on the northerly side of a paved road at the joint front corner with Tract 3 of the GTS Ferguson Property, and running thence along said Tract 3 S. 11 W. 1174 feet to an iron pin just north of the South Saluda River thence S 11 W. 50 more feet more or less, to the center line of the South Saluda River thence with the center of said River as the line (the traverse line being shown as N. 58 W. 32.2 feet N. 69-30 W. 200 feet, and N. 65 W. 46.8 feet) in a northwesterly direction to the joint rear corner with Tract 4B thence with Tract 4B, N. 14 E approximately 50 feet to an iron pin lying north of said River; thence, continuing along the line of Tract 4B N 14 E. 1139.2 feet to a pin on the northerly side of a paved road; thence along the northerly side of said road, S 78 E 214 feet to the point of beginning.

This is the identical property conveyed to the grantors by deed of Lorraine P. Anders recorded in Deed Book 976 at page 488.

This property is conveyed subject to the right of way of the aforementioned road, the riparian rights of owners of other property along said South Saluda River; and to any other easements or rights of way affecting or crossing such property.

This being the same property received by title of Carlos P. Garner and Mary Jo Garner by deed dated 5-31-76 recorded 6-1-76 in volume 1037 at page 214.

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 be deemed a part of the real estate.



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