

Second
*First Mortgage on Real Estate



1704 100 981

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Joe B. Murphy

(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 Seven Thousand Three Hundred Eighty Two and 40/100

DOLLARS

(\$ 7,382.40), 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 Five 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, in Paris Mountain Township, being shown and designated as lot 15 on plat entitled "New Furman Heights" dated July, 1954, prepared by C. C. Jones, recorded in the RMC Office for Greenville County, S. C. in plat Book EE at Page 75A and having, according to said plat, the following metes and bounds, to-wit:

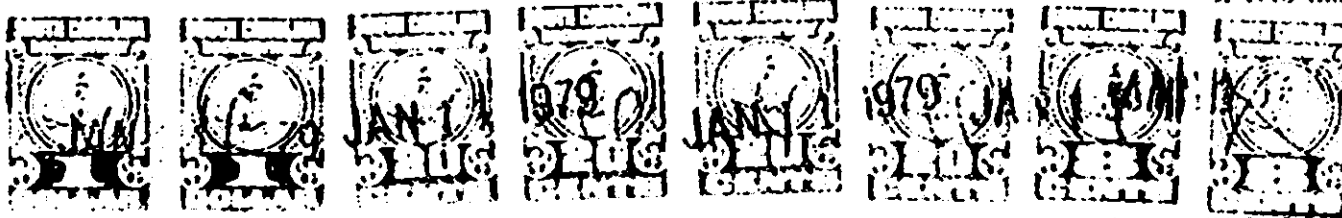
BEGINNING at an iron pin on the southern side of Long Forest Drive at the joint front corner of lots 15 and 16 and running thence S. 25-00 W. 159.1 feet to an iron pin at the joint rear corner of said lots; thence N. 74-02 W. 91.2 feet to an iron pin at the joint rear corner of Lots 15 and 14; thence along the joint line of said lots, N. 25-00 E., 173 feet to an iron pin on the southern side of Long Forest Drive, thence S. 65-00 E. 90 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the grantors herein by deed dated May 24, 1974 and recorded in the RMC Office for Greenville County in Deed Book 999 at Page 674 and is hereby conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the subject property.

The grantee assumes and agrees to pay Greenville County property taxes for the tax year 1975 and all subsequent years.

This is the same property conveyed by deed of Gregory K. Jeffcoat and Maxine H. Jeffcoat dated 7-11-75 recorded 7-14-75 in volume 1021 at page 182.

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 fix



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