

SECOND
Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT J. MIMS, JR. AND

BONNIE S. MIMS (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

Twenty-five thousand, two hundred and 00/100-----DOLLARS

(\$25,200.00), 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 TEN (10) 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 situate, lying and being in the County of Greenville, State of South Carolina, on the northeast side of Terramont Circle and being known and designated as Lot No. 31, Section 1, as shown on plat of Terra Pines Estates made by Piedmont Engineering Service, dated December, 1958, revised through March, 1966, and recorded in the RMC Office for Greenville County in Plat Book RR at page 31 and also recorded in plat book PPP at pages 18 and 19.

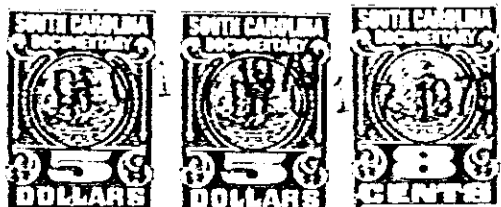
Beginning at a point at the joint front corner of Lots Nos . 30 and 31 at Terramont Circle and running thence along the common line of said lots N. 57-02 E. 230.9 feet thence S. 6-37 E. 377.7 feet; thence S. 36-40 W. 50 feet; thence N. 27-32 W. 108.7 feet; thence N. 33-36 E. 100 feet; thence N. 42-25 W. 150 feet to the point of beginning.

DERIVATION: 919/293 and 1010/744

This property is conveyed subject to easements, conditions, covenants, restrictions or rights-of-way which are a matter of record and actually existing on the ground affecting the within property.

This is the same property conveyed by deed of Hazel P. Stephens dated 4/3/76, recorded 4/5/76 in volume 1034 page 149.

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 the usual household furniture, be considered a part of the real estate.



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