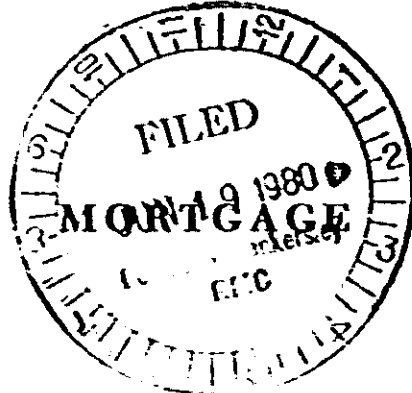


FIDELITY FEDERAL S&L ASSOC.
P.O. BOX 1263
GREENVILLE, S.C. 29602

SECOND
XXX Mortgage on Real Estate



BOOK 1505 PAGE 653

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald L. Jensen

(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 sixteen thousand, one hundred twelve and 40/100 ----- DOLLARS

(\$ 16,112.40), 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 5 (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,

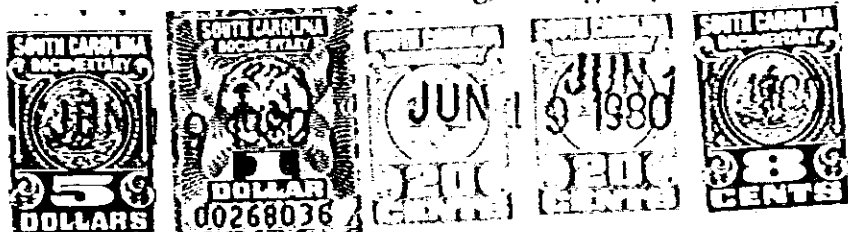
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in City of Mauldin, on norther side of Brook Bend Road being shown and designated as Lot No. 110 on plat of Section I, Holly Springs Subdivision, dated 2/23/71, made by Piedmont Engineers and Architects, and recorded in the RMC Office of Greenville County in Plat Book 4N, page 5 and being described, according to said plat, more particularly, to-wit:

Beginning at iron pin on northern side of Brook Bend Road at joint front corner of Lots 110 and 111 and running thence with joint property line of said lots, N. 10-17 E. 150 feet to an iron pin at joint rear corner of said lots; thence along rear line of lot 110 S. 77-16 E. 98.4 feet to an iron pin at joint rear corner of Lots 110 and 109; thence with joint property line of said last two mentioned lots, S. 13-37 W. 150 feet to an iron pin on northern side of Brook Bend Road; thence with said road, N. 76-23 W. 60.2 feet to an iron pin; thence continuing with said road, N. 79-43 W. 29.8 feet to an iron pin, the point of beginning; and being the same property conveyed to the Grantors herein by deed of Charles M. Werner, Jr. and Gale G. Werner recorded herein in the RMC Office for Greenville County in Deed Book 1105 at page 190 dated June 20, 1979.

Grantee expressly assumes mortgage of R. Bruce Dye and Conne S. Dye to Fidelity Federal Savings and Loan Association dated June 20, 1979, in the amount of \$41,200.00 and recorded June 20, 1979 in the RMC Office for Greenville County in Volume 1470, at page 796.

This is the same property conveyed by deed of R. Bruce Dye and Conne S. Dye to Donald L. Jensen, dated 2/4/80, recorded 2/5/80 in the RMC Office for Greenville County, SC, in volume 1120, page 167.

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 on the premises, it is the intention of the parties hereto that all such fixtures be considered a part of the real estate.



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