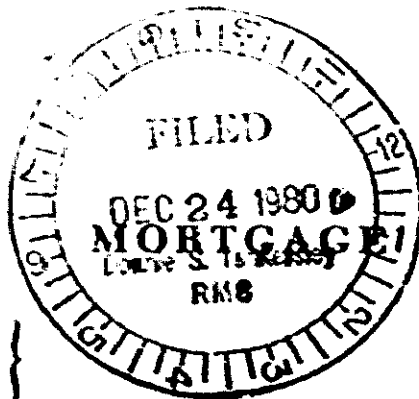


SECOND
Copy Mortgage on Real Estate



1528 459

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: STEVEN L. CHILDRESS AND

LINDA CHILDRESS (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 TWELVE THOUSAND EIGHT HUNDRED TWENTY-FIVE AND 00/100----- DOLLARS (\$12,825.00), 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 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 piece, parcel or lot of land situate, lying and being on the eastern side of Charlene Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot 39 on plat of Greenfields, dated May, 1962, prepared by R. W. Bruce, recorded in Plat Book XX at page 103, and being described, according to said plat, more particularly, to-wit:

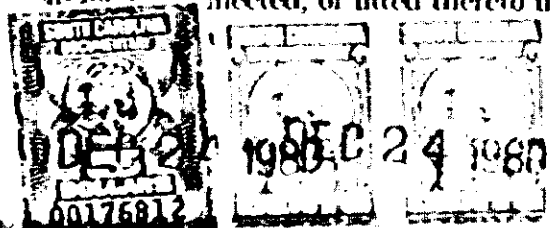
Beginning at an iron pin on the eastern side of Charlene Drive at the joint front corner of Lots 38 and 39 and running thence along the common line of said lots S. 82-73 E. 174.9 feet to an iron pin at the joint front corners of lots 36, 38, and 39; thence along the rear line of lot 39 S. 45-24 W. 265.9 feet to an iron pin on the eastern side of Charlene Drive; thence along said drive N. 42-35 E. 50 feet to an iron pin; thence continuing along said line N. 3-15 E. 163.8 feet to an iron pin, the point of beginning.

The above described property is conveyed subject to all restrictions, easements, or rights of way existing or of record which affect the title to the above described property. The above property was conveyed to grantor by deed in Book 1031 page 698, recorded in the RMC Office for Greenville County, SC.

As a further part of the consideration of this deed, the grantors assume and agree to pay the outstanding balance due on a certain note and mortgage given to Fidelity Federal Savings and Loan Association dated January 31, 1975, and recorded in the RMC Office for Greenville County, SC in Mortgage book 1332, page 345, and re-recorded April 1, 1975 in Mortgage book 1335, page 917 in the original sum of \$24,700.00 and which has a present balance due in the sum of \$24,423.47 and on which there exists no default at this time.

This property conveyed by deed of Miles W. Cheatham, III to Steven Lee Childress and Linda C. Childress, dated August 3, 1976 and recorded in the RMC Office for Greenville County, SC.

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



4328 RV.23