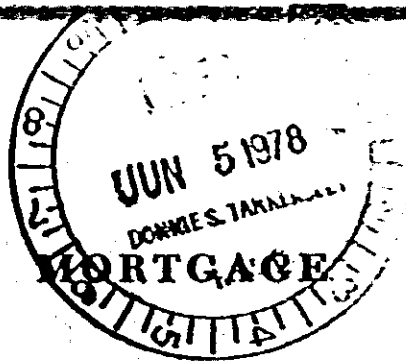


SECOND
First Mortgage on Real Estate



BOOK 1434 PAGE 294

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry E. Babb and Carol B. Babb (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 Four thousand three hundred fourty-two and 80/100-----DOLLARS

(\$4,342.80), 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,

Larry E. Babb and Carol B. Babb, their heirs and assigns forever:

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, City of Greenville, on the west side of Lander Street, being shown as Lot No. 102 on plat of College Heights made by Dalton & Neves Engineers, August, 1946, recorded in the RMC Office for Greenville County, S. C., in Plats Book "P", Pages 74 and 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Lander Street at the join from corner of Lots 102 and 103 and running thence with the line of Lot 103, S. 80-48 W. 240.6 feet to an iron pin; thence N. 45-07 E. 30.6 feet to an iron pin; thence N. 9-14 E. 31.5 feet to an iron pin; thence with the line of Lot 101, N. 76-13 E. 209 feet to an iron pin on Lander Street, thence with Lander Street, S. 9-12 E. 68.7 feet to the beginning corner.

This being the identical property conveyed to the grantors herein by deed from Kenneth B. Keels, dated May 9, 1961, recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Book 673, at Page 304.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions of protective covenants that may appear of record, on the recorded plat, or on the premises.

This is the same property conveyed by deed of Lewis M. Rose and Mary Rose dated 7-12-76 and recorded 7-12-76 in Volume 1039 page 441 to Larry E. Babb and Carol B. Babb.

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

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