

SECOND

First Mortgage on Real Estate

FILED
AUG 20 1978
MORTGAGE

BOOK 1442 PAGE 940

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Matthew Irby, Jr. and Bessie A. Irby (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, two hundred thirty-eight and 40/100----- DOLLARS

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(\$7,238.40), 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 (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 in Greenville County, State of South Carolina, being known and designated as Lot 94 as shown on a Plat entitled Belle Meade recorded in the R.M.C. Office for Greenville County, in Plat Book EE, at page 116 and 117 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of East Dorchester, joint front corner of Lots 94 and 95, thence along Dorchester, N. 19-0W. 70 feet; thence S. 71-45 W. 203 feet; thence S. 16-05 E. 119.7 feet; thence N. 48-55 E. 93.4 feet; thence N. 65-45 E. 123.5 feet to the beginning point.

THIS being the same property conveyed to Grantors by deed recorded in Deed Book 763, at page 43.

THIS deed is made Subject to any restrictions and easements that appear of record, on the recorded plat, or on the premises.

This is the same property conveyed by deed of Billy J. Farrow and Sybil A. Farrow dated 6/26/73, recorded 6/29/73 in volume 978 at page 76

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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