

FIDELITY FEDERAL S&L ASSOC.  
P.O. BOX 1268  
GREENVILLE, S.C. 29602

SECOND  
Mortgage on Real Estate

RECORDED  
F I L E D  
AUG 29 1978  
A MORTGAGE  
7 8 9 10 11 12 1 2 3 4 5 6

1478 439

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES KEITH TIPTON AND

LINDA R. TIPTON

(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, four and 12/100----- DOLLARS

(\$ 12,804.12 ), 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 SEVEN (7) 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 on the northern side of Quinlan Drive near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as lot No. 11 of a Subdivision known as Quinlan Acres, plat of which is recorded in the RMC Office for Greenville County, SC in Plat Book YYY at page 57, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Quinlan Drive, said pin being 167 feet in an easterly direction from Hinson Property and running thence with said Drive N. 84-50 E. 100 feet to an iron pin; running thence with the line of Lot 12 N. 5-10 E. 200 feet to an iron pin; running thence S. 84-50 W. 100 feet to an iron pin; running thence S. 5-10 W. 200 feet to an iron pin, the point of beginning.

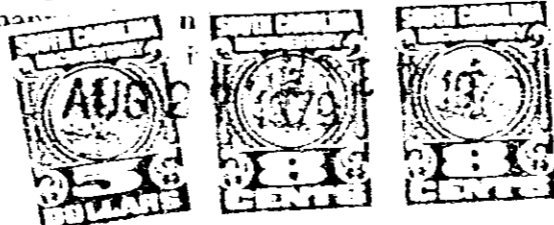
This is the identical property conveyed to the Grnators herein by Deed of Lloyd W. Gilstrap, recorded Setember 6, 1968 in the RMC office for Greenville County, SC in Deed Book 851 at page 590.

This property is conveyed subject to any easements, conditions, covenants, restrictions, and rights of way which are a matter of record and existing on the ground effecting the subject property.

This is the same property conveyed by deed of Leon McCoig and Joan S. McCoig dated and recorded 4-21-78 in volume 1077 page 583, of the RMC office for Greenville County South Carolina.

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, the Mortgagor hereby agrees hereto that all such fixtures and equipment, other than the usual household furniture, are to remain on the real estate.

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