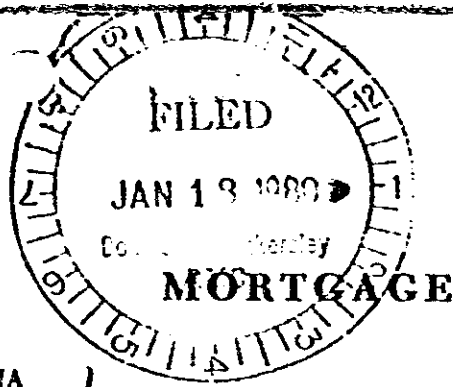


FIDELITY FEDERAL S&L ASSOC,
P.O. BOX 1268
GREENVILLE, S.C. 29602



BOOK 1493 PAGE 619

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BERTHA A. DOWNER

(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

DOLLARS

SEVEN THOUSAND EIGHT HUNDRED SIXTEEN AND 20/100-----
(\$ 7,816.20), 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,

JAN 18 1980 ALL our respective interests under the Estate of Thomas H. Downer, filed in the Court of Probate for Greenville Co., SC Sept. 13, 1979, in and to the below-described property.

ALL that certain piece, parcel or tract of land, situate, lying and being in the Township of Gantt County of Greenville, State of SC, containing 14.5 acres, and being a part of the 99.25 acres, more or less, conveyed to Jerry J. Brown and Wesley Brown by Federal Land Bank of Columbia, by deed dated Oct. 1, 1940, and having according to a survey by Piedmont Eng. Co., dated Nov. 21, 1949, the following metes and bounds, to-wit:

BEGINNING at a point six (6) ft. N. of an unwidened dirt road and bounded on the E. by lands belonging to or formerly belonging to C.T. McClellan, and thence along a line six (6) ft. N. of said dirt road, S.52-56 W. 400 ft.; thence S.67-22 W.400 ft.; thence S.70-24 W.537 ft.; thence N. 14-05 W.419.9 ft., and being bounded on the W. by lands owned by Jerry J. Brown and Wesley Brown; thence N.6-00 E.300 ft.; thence S. 1-44 E.121.3 ft. being bounded on the N. by lands belonging to or formerly to C.T. McClellan; thence along the southern boundary of McClellan's land, S.85-15 E.123.3 ft.; thence N.66-45 E.288 ft.; thence S.83-20 E.575 ft.; thence S.51-05 E.270 ft. to the point of beginning. THIS IS THE same property conveyed to Thomas Henry Downer by deed of Richard Downer, William Downer and Dessie Downer recorded in Deed Book 621, pg.275, 4/11/59.

This is the same property conveyed by deed of Pamela Wright, Marion Workman, Jean Adams, Shirley Brooks, Henri M. Pruitt, Deloise Scott (executed as Delores Scott), Frederick Downer, Thomas Downer, Jr. to Bertha Downer, by deed dated 10/19/79, recorded 12/3/79 in volume 1116, page 759. ALSO: by deed of Antonio Downer, dated October 8, 1979, recorded December 3, 1979 in volume 1116 at page 758.

ALSO: This is a portion of the property as received by Bertha A. Downer, as heir to the estate of Thomas Henry Downer, deceased, as recorded in the Probate Court for Greenville County, Apt. 1307, File No. 10.

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 furniture, be considered a part of the real estate.



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