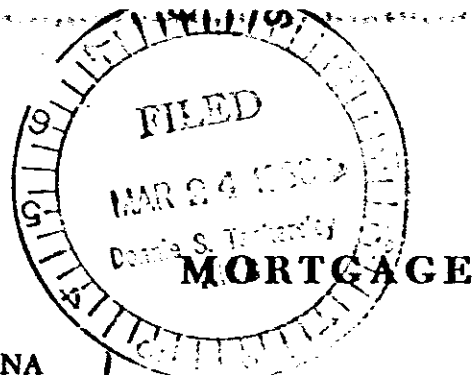


SECOND

First Mortgage on Real Estate



BOOK 1498 PAGE 783

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:                   GEORGE P. MILLER, JR.

(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

FIFTEEN THOUSAND AND 00/100----- DOLLARS

(\$ 15,000.00 ), 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 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,

224 80 252

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 15 of a subdivision known as Canebrake I as shown on Plat thereof prepared by Enwright Associates dated August 18, 1975 and subsequently revised October 6, 1975 and recorded in Plat Book 5-F at page 46 and having, according to said plat, the following metes and bounds, to-wit:

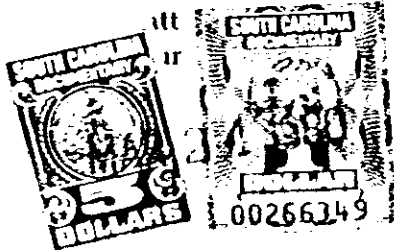
Beginning at an iron pin at the end of the cul-de-sac on Germantown Court joint front corner of Lots 15 and 16 and running with the joint line of said lots N. 37-01 W. 128.59 feet to an iron pin; thence S. 52-21 W. 155 feet to an iron pin joint rear corner of lots 14 and 15; thence with joint line of said lots S. 78-30 E. 180.34 feet to an iron pin on the cul-de-sac of Germantown Court; thence with Germantown Court following the curvature thereof, the chord of which being N. 35-58 E. 42 feet to the point of BEGINNING (the arc distance of 43.44 feet.)

This being a portion of the same property conveyed to the Grantor by deed of J.A. Bolen as Trustee for James W. Vaughn and J.A. Bolen, and College Properties Inc., trading as Batesville Property Associates, a Joint Venture dated February 3, 1978 and recorded February 24, 1978 in the RMC Office for Greenville County in Deed Book 1074, at page 161.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed by deed of College Properties, Incorporated dated 4/13/78, recorded 4/14/78 in volume 1077 page 129 of 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 thereto, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures, other than the usual household furniture, be considered a part of the real estate.



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