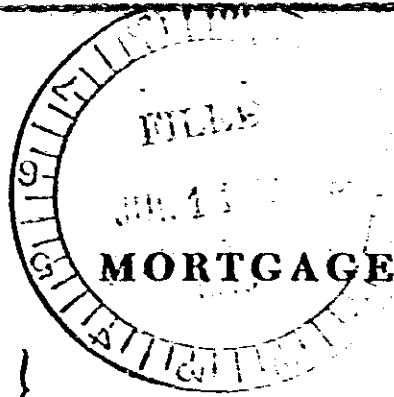


FIDELITY FEDERAL S&L ASSOC.
P.O. BOX 1266
GREENVILLE, S.C. 29602

First Mortgage on Real Estate



BOOK 1507 PAGE 526

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: SHIRLEY A. PHILLIPS

(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 Six- Thousand Four Hundred Eighty Two and 16/100 DOLLARS

(\$ 6,482.16), 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 Three (3) 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, in Greenville Township, being known and designated as Lot No. 44 of a subdivision known as Sans Souci Annex, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book C at page 29, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwest side of Interurban Avenue at the corner of Lot No. 45, which point is 150 feet southwest of the intersection of Taylor Street and 157.5 feet to an iron pin on the southeast side of a 10 foot alley; thence along the line of said alley S. 42-40-W. 50 feet to an iron pin at the rear corner of Lot No. 43; thence along the line of said Lot No. 43, S. 42-20 E. 157.5 feet to an iron pin at the corner of said lot on the northwest side of Interurban Avenue; thence along the northwest side of said Interurban Avenue N 42-40 E. 50 feet to the beginning corner including the plumbing, Electrical and heating fixtures nor located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

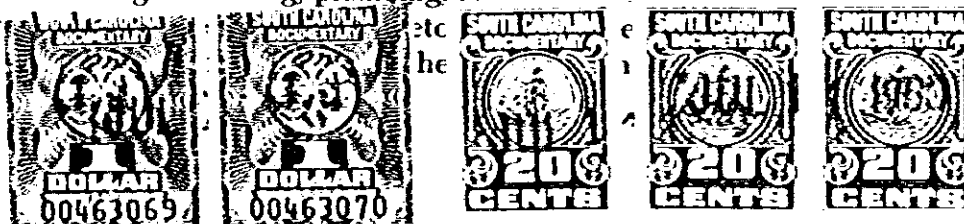
This conveyance is made subject to any restrictive covenants, building setback lines, easements and rights of way affecting the above described property.

DERIVATION CLAUSE:

This is the same property conveyed by Lottis Langley by deed dated 8-13-74, recorded 8-23-74 in volume 1005 at page 589.

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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 other equipment or fixtures now or hereafter at the time of the sealing and delivery of these presents, the parties hereto that all such fixtures and equipment are hereby agreed to be a part of the real estate.



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