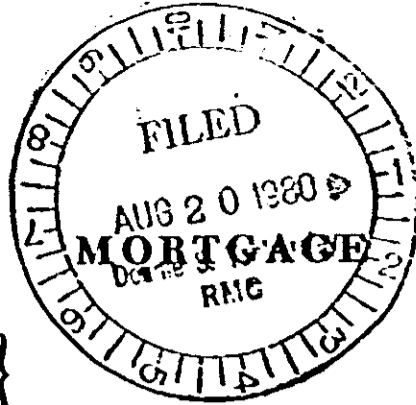


FIDELITY FEDERAL S&L ASSOC.
P.O. BOX 1268
GREENVILLE, S.C. 29602

Second

First Mortgage on Real Estate



BOOK 1511 PAGE 944

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lee F. Nicholson and Cathy G. Nicholson

(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 Twenty-two thousand, six hundred, eighty-four and 80/100-----DOLLARS

(\$ 22,684.80), 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 ten (10) 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.

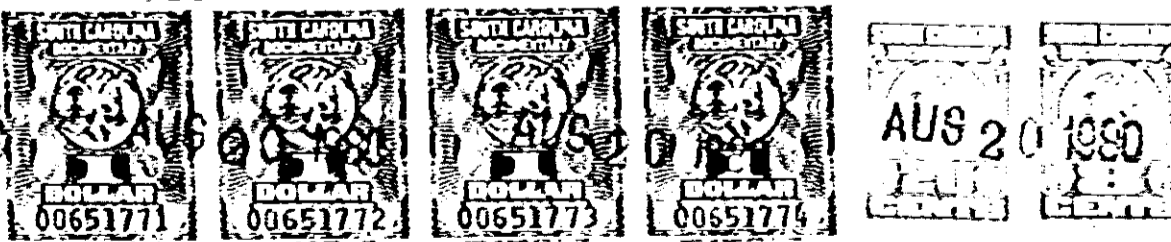
*All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot 44 on plat of Buxton, recorded in Plat Book 4 N at pages 2, 3 and 4 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Jack L. Cavender by deed recorded January 14, 1974 in Deed Book 992 at page 136.

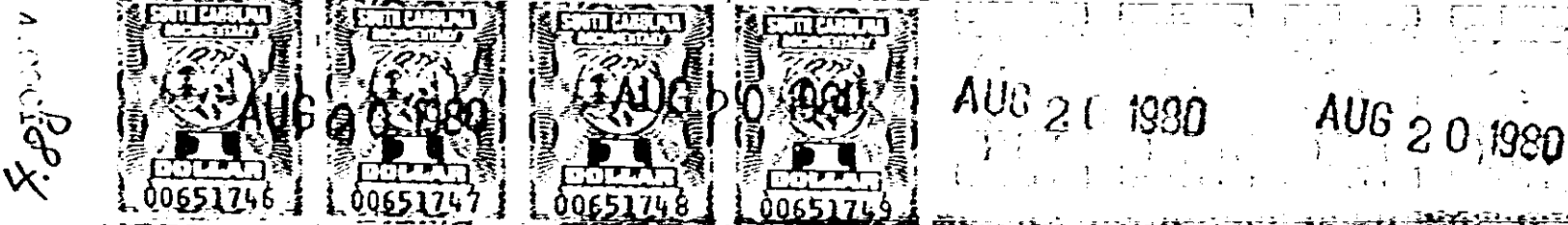
The above conveyance is subject to all rights of way, easements, and protective covenants affecting same appearing upon the public records of Greenville County, including, but not limited to, a 10 ft. drainage easement across the front of the lot in front of the building setback line.

This is the same property conveyed to Grantor by deed of William R. Pierce and Joyce B. Pierce recorded in the R.M.C. office of Greenville on April 17, 1978 and dated April 14, 1978 ;recorded in Volume 1077, Page 261.

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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 any other equipment or fixtures now or hereafter



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