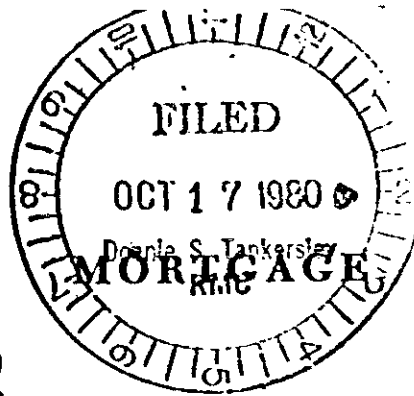


SECOND

First Mortgage on Real Estate

*P.O. Box 1268  
Greenville*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



BOOK 1521 PAGE 151

TO ALL WHOM THESE PRESENTS MAY CONCERN: Franklin C. Skala AND

Lavern L. Skala

(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 **Fourteen thousand seventy nine dollars and 36/100** DOLLARS

(**\$14,079.36**), 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 **8** 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, lying and being on the northeastern side of Tiverton Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 134 on a plat of KINGSGATE Subdivision recorded in the RMC Office for Greenville County in Plat Book WWW at Pages 44 and 45, and having, according to said plat, the following metes and bounds, to-wit:

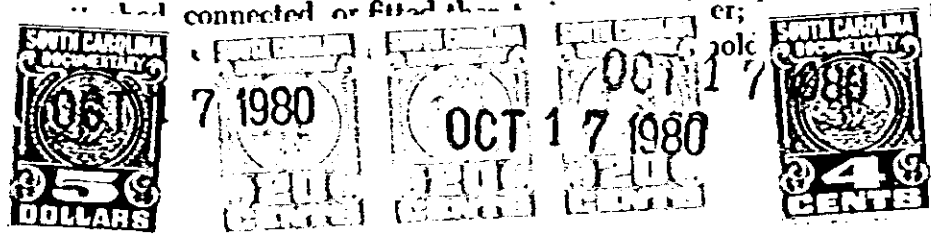
Beginning at a point on the northeastern side of Tiverton Drive at the southern corner of Lot 134 and running thence along Tiverton Drive, N.20-09 W. 125.0 feet to a point at the joint front corner of Lots 134 and 134; thence along the common line of said Lots, N.65-49 E. 140.0 feet; thence S.20-09 E. 120.0 feet; thence S.63-52 W. 140.6 feet to Tiverton Drive, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property conveyed by Martha C. Skala to Franklin C. Skala by deed dated June 10, 1977 recorded June 10, 1977 in Volume 1058 at Page No. 311 at the RMC Office for Greenville County. Also : Franklin C. Skala received interest in the subject property by deed of Piedmont Land Company, Inc. dated 2/17/76, recorded 2/18/76 in volume 1031 at page 746.

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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 connected or fitted thereto; and the attention of the parties hereto that all such fixtures are considered a part of the real estate.



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