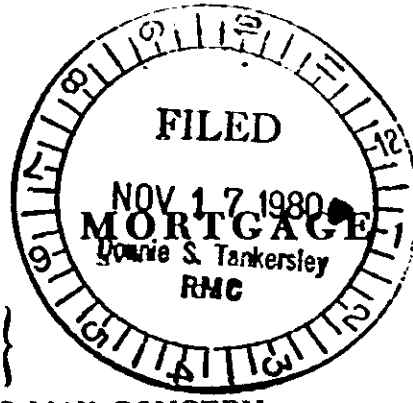


First Mortgage on Real Estate

P.O. Box 1268  
Greenville - S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHNNY F. QUINN AND

BETTY. P. QUINN

(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

NINETEEN THOUSAND NINE HUNDRED NINETY-NINE AND 20/100-----

(\$ 19,999.20 ), 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 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,

All that certain piece, parcel or tract of land situate off the eastern side of Darby Road and off the western side of Rainey Road in the County of Greenville, State of South Carolina being shown as a tract containing 4.27 ac. on a plat of the E. C. Jeter Property dated February 24, 1945, prepared by G. A. Ellis, recorded in Plat Book 7M at page 77 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

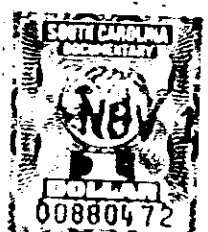
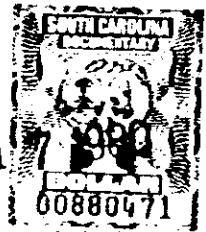
Beginning at an iron pin at the corner of property now or formerly belonging to Dickens and running thence with the Dickens property N. 76½ W. 393 feet to an iron pin; thence S. 5½ E. 198 feet to an iron pin; thence due West 130 feet to an iron pin; thence S. 38½ E. 584 feet to an iron pin in or near Wolf Creed; thence with said creek S. 74 E. 83 feet to an iron pin at the corner of property now or formerly belonging to Lazar; thence N. 9 E. 605 feet to the point of beginning.

Less, However, any portion of property described in deeds recorded in Deed Book 188 at page 189 and Deed Book 272 at page 164, which may overlap onto the aforescribed 4.27 ac. tract.

Also, all our right, title and interest in and to a 12 foot driveway extending from the eastern boundary line of the 4.27 ac tract to a public road now known as Rainey Road and being shown on the aforementioned recorded plat.

Also, all the grantors' right, title and interest in and to an easement across a driveway extending from the western property line of the subject property across Bennfield property to Darby Road, as shown on the aforementioned recorded plat. REFERENCE is made to said easement as reserved in deed form E. C. Jeter recorded on December 9, 1944 in deed book 270 at page 110 in the RMC office for Greenville County. THE aforementioned rights of way are easements appurtenant and shall run with the land. THIS property was devised to the grantors herein according to Item IV of the Last Will and Testament of Julia Grace Jeter Vaughn, who died as a resident of Greenville County on November 25, 1978, as will appear according to Apartment 1539, File 6 in the Office of the Probate Court for Greenville County. THIS conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises. THIS IS THE SAME PROPERTY CONVEYED BY DEED OF HARRY CRAWFORD VAUGHN, SR. AND VERA FRANCINA VAUGHN TATE FEW, dated 7/21/79, recorded 8/21/79 book 1109, page 807 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 other equipment or fixtures now or hereafter attached connect attention of the parties hereto that all such fix- tures and other equipment or fixtures now or hereafter considered a part of the real estate.



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