

SECOND MORTGAGE ON REAL ESTATE RMC  
P.O. Box 1265  
Greenville

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JERRY D. COVINGTON AND

JEAN B. COVINGTON

(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 THOUSAND FIVE HUNDRED SIXTY AND 80/100-----DOLLARS

(\$20,560.80 ), 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,

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3 on plat of Quail Ridge, Section One, prepared by C. O. Riddle, RLS, dated March 4, 1977, and recorded in the RMC Office for Greenville County, SC in Plat Book 5-P, at page 73, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Timberidge Drive at the joint front corners of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2 S. 68-20 W. 191.8 feet to an iron pin at the joint rear corner of Lots Nos. 2, 3, and 9; thence with the line of Lots Nos. 9 and 8 N.8-40 W. 119.2 feet to an iron pin at the joint rear corner of Lots 3, 4 and 8; thence with the line of Lot No. 4 N.75-10E. 175 feet to an iron pin on the western side of Timberidge Drive at the joint front corner of Lots Nos. 3 and 4; thence with the western side of Timberidge Drive the following courses and distances S. 14-50 E. 50.7 feet to an iron pin; S. 18-10 E. 45 feet to the point of beginning.

This is a portion of the property conveyed to the Granotr herein by deed of Patterson-Taylor Builders, Inc., dated October 11, 1977, and recorded in the RMC Office for Greenville County, SC in Deed Book 1066 at page 578 on October 11, 1977, and deed dated 10/11/77 recorded in deed book 1066, page 575.

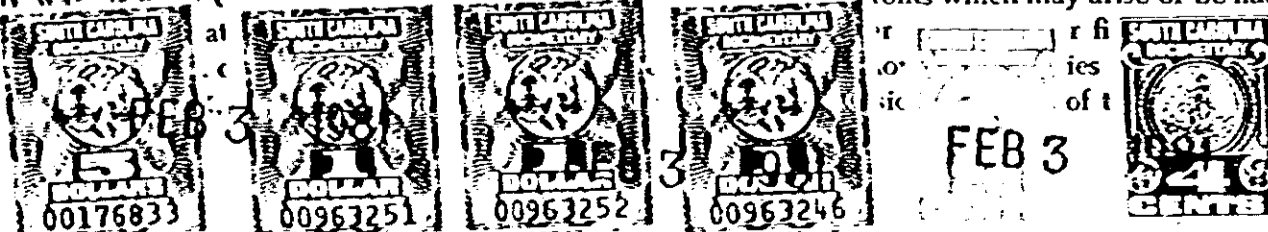
This is the same property conveyed by deed of Quail Ridge Properties, dated 5/22/78, recorded 5/31/78, in volume 1080, page 119 of the RMC Office for Greenville County, SC.

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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 connected therewith, and all the profits which may arise or be had therefrom, and all the benefits and advantages thereof, the Mortgagor hereby grants, sells and conveys unto the Mortgagee, its heirs and assigns forever, together with all the rights and appurtenances thereto in any way incident or connected therewith, unto the Mortgagee, its heirs and assigns forever, all such fixed and movable goods and chattels, tenements and hereditaments, together with all the rights and appurtenances thereto in any way incident or connected therewith, unto the Mortgagee, its heirs and assigns forever.

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