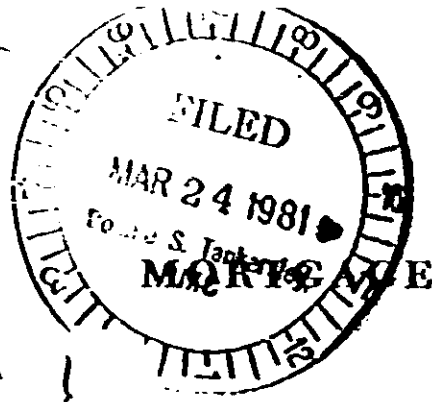


First Mortgage on Real Estate



BOOK 1535 PAGE 989

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Virginia A. Cole (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

Three Thousand Three Hundred Eighty Five and 80/100 ----- DOLLARS

(\$ 3,385.80), 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 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, All that piece, parcel or lot of land, situate, lying and being on the Eastern side of Beatrice Street, near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 2 of the Property of Mrs. Eva Jones, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Q at Page 37, said property having such metes and bounds as follows:

BEGINNING AT AN IRON PIN ON THE Eastern side of Beatrice Street, which iron pin is the joint front corner of Lots Nos. 1 and 2, and is situate 180 feet Southeast of the intersection of Beatrice Street and Frances Avenue; thence running along the joint line of said Lots N. 67-48 E. 240.7 feet to an iron pin; thence S. 21-55 E. 60 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; and running thence along the joint line of said Lots S. 67-48 W. 240.7 feet to an iron pin on the Eastern side of Beatrice Street; thence along the Eastern side of Beatrice Street N. 21-55 W. 60 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Grantor herein by Deed of Robert A. Junkin, dated November 30, 1954, recorded November 30, 1954, in the R.M.C. Office for Greenville County in Deed Book 513 at Page 155.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is the same property conveyed by Deed of Ralph G. Cole unto Virginia A. Cole, dated July 24, 1980, recorded in the R.M.C. Office for Greenville County on July 30, 1980, Volume 1130, page 34.

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 being the intention of the parties hereto that all such furniture, be considered a part of the real estate.

GCTO -----3 MR24 81 1038



1535 989

4328 RV-2

75.1