

GREENVILLE CO. S.C.
APR 17 3 23 PM '79

MORTGAGE

THIS MORTGAGE is made this 17th day of April 1979, between the Mortgagor, Charles M. Werner, Jr. and Gale G. Werner (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

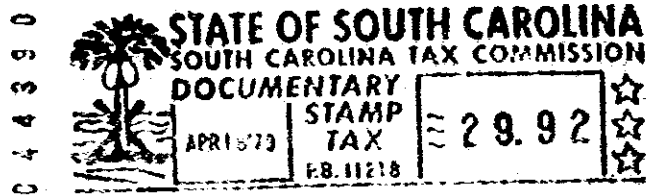
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-four thousand eight hundred & No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 17, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1st, 2009;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the northeastern side of Camelot Drive, in Greenville County, South Carolina, being known and designated as Lot No. 3 and a portion of Lot No. 2 as shown on a plat of Holly Tree Plantation made by Enwright Associates, Inc., dated May 28, 1973, recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 36 (Revision of Lots 1, 2 & 3, by Piedmont Engineers, Architects & Planners dated May 10, 1977), and according to a more recent plat entitled Holly Tree Plantation, prepared by Robert K. Leake, RLS, dated February 3, 1979, having the following metes and bounds description, to-wit:

BEGINNING at an iron pin on the northeastern side of Camelot Drive at the joint front corner of Lots No. 3 and 4 and running thence with the common line of said lots N. 64-48 E. 205.34 feet to an iron pin; thence S. 40-36 E. 155 feet to an iron pin in the rear line of Lot No. 2; thence with a new line through Lot No. 2 S. 47-10 W. 231.7 feet to an iron pin on the northeastern side of Camelot Drive; thence along the northeastern side of Camelot Drive N. 49-19 W. 52.22 feet to an iron pin; thence continuing along the northeastern side of Camelot Drive N. 28-51 W. 134.42 feet to an iron pin; thence continuing along the northeastern side of Camelot Drive N. 18-48 W. 37.97 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Camelot, Inc. recorded July 20, 1978 in the RMC Office for Greenville County in Deed Book 1083 at Page 572.



which has the address of Lot 3 Camelot Drive, Simpsonville, S. C. 29681 (Street) (City) (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

GCTC --- 1 AP1879 1234

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