

DONNIE S. TANKERSLEY
R.M.C. Mortgagee's Address:
P. O. Box 1268
Greenville, S. C. 29602

This instrument was prepared by:
Love, Thornton, Arnold
& Thomason

LOVE, THORNTON, ARNOLD & THOMASON
FILE NO. 26335-56W
BY CHARLES M. WERNER, JR.
DATE 542.6-1-4

FILED
GREENVILLE CO. S. C.
MORTGAGE
(Renegotiable Rate Mortgage)
OCT 28 AM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1519 PAGE 632

THIS MORTGAGE is made this ... 7th ... day of October, ... 1980 ... 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 the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand Eight Hundred Dollars, which indebtedness is evidenced by Borrower's note date ... October 7, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on ... October 1, 2010 ...;

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 buildings and 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 R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-X at Page 36, and having according to a plat entitled REVISION OF LOTS 1, 2 and 3, HOLLY TREE PLANTATION, made by Piedmont Engineers, Architects and Planners, dated May 10, 1977 the following metes and bounds, 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., 155.0 feet to an iron pin in the rear line of Lot No. 2; thence 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 Deed Book 1083 at Page 572.

(1) A default in this mortgage will constitute a default in that certain mortgage recorded in Mortgage Book 1463 at Page 586 executed by Charles W. Werner, Jr. and Gale G. Werner on April 17, 1979; (2) Fidelity Federal intends to execute its option under Paragraph 17 of this mortgage should title become vested in any other than individuals named; (3) The Mortgagor acknowledges this lien is not assumable.

which has the address of 207 Camelot Drive Simpsonville
(Street) (City)
South Carolina 29681 (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 seized 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.

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