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GREENVILLE CO. S. C.

SEP 24 10 33 AM '80

DOONIE S. TANKERSLEY MORTGAGE  
R.M.C. (Renegotiable Rate Mortgage)

This instrument was prepared by:  
C. Timothy Sullivan

Attorney at Law 046  
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THIS MORTGAGE is made this ... 29th ... day of ... August ... 19 80 ... between the Mortgagor, ... Boyd R. Spurrier and Carolyn H. Spurrier ... (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 Sixty-one Thousand Two Hundred ... Dollars, which indebtedness is evidenced by Borrower's note date ... August 29, 1980 ... (herein "Note") which is attached hereto as Exhibit "A" the terms of which ... Inc. dated August 29, 1980, recorded herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagors promise to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reached 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagors fail to pay it.

MAY 2 2 32 PM '83  
U.S.C.  
DOONIE S. TANKERSLEY  
R.M.C.  
GCTO  
3 MAY 2 1983  
4234 80 1351  
7.0001

PAID AND SATISFIED IN FULL  
THIS 28th DAY OF April 1983  
AMERICAN FEDERAL SAVINGS AND LOAN ASSN.  
FOR FIDELITY FEDERAL SAVINGS AND LOAN ASSN.  
BY *[Signature]*  
H.F.P.  
*[Signature]*

28735  
STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
24.48  
6 5 1 6 9 0

which has the address of ... 219. Saratoga, D.C. Greer (City) ... (State and Zip Code) ... (herein "Property Address");  
*[Signature]*  
Doonie S. Tankersley  
R.M.C.

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.  
JULY 1980