Horton, Drawdy, Hag Ward & Johnson, P. (Renogotiable Rate Mortgage) NUV 20 1984 Formerly Fidelity Federal Savings and Loan Association between the Mortgago <del>, (. .</del> (herein "Borr<del>ower"</del> and the Mottgages, HIDELITY FEDERAL SAVINGS AND LOAN Organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET. GREENGILLE, SOUTH CAROLINA .. (herein "Lender"). fifty and No/10Qths Wings ss. Borrower is indebted to Lender in the principal sum of Forty-eight thousand four hundred/ Dollars, which indebtedness is evidenced by Borrower's note date . December . 15 . 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 S 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 thy 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 certain piece, parcel or unit, situate, lying and being on Village Court, in the City of Greer, County of Greenville, State of South Carolina, being known and designated as Unit 13-A of The Village Townhouses No.13, Horizontal Property Regime, as is more fully described in Master Deeds dated December 15, 1980 and recorded in Deed Book //39 at Pages 33 on December 17, 1980, and further shown on survey and through 73, plot plan entitled "Village Greer", dated July 30, 1980, prepared by R. B. Bruce, Surveyor, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7X at Page 39, on September 10, 1980, and in Amendment to Master Deed dated June 1, 1982, recorded in Deed Book 1167, TMIS is a portion of the property conveyed to the Mortgagor herein by deed of Village Greer, a S. C. General Partnership, dated January 10, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1118 at Page 850 on January 14, 1980. IN addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 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

mortgagor fails to pay it.

the original principal balance of the loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the