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DONN
R.M.C. OFFERSLEY

Mortgagee's Address:
P. O. Box 1268
Greenville, S. C. 29602

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

LOVE, THORNTON, ARNOLD & THOMASON
23013 St. W. Le
Hayward M. Thompson, Jr. et al
538.1-1-176

MORTGAGE

(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 9th day of October 1980, between the Mortgagor, Hayward M. Thompson, Jr. and Rosa T. Thompson (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-Five Thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note date October 9, 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 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, in Butler Township, near and East of the City of Greenville, and being known and designated as Lot No. 19 on a subdivision known as Terra Pines Estates, Section IV, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book 000 at Page 85, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Doyle Drive at the joint front corner of Lots 19 and 20 and running thence with the southwestern side of Doyle Drive N. 18-21 W. 35 feet to a point; thence following the curvature of the turnaround of the northwestern end of Doyle Drive N. 57-53 W. 31.1 feet to a point; thence continuing with said turnaround N. 51-45 W. 55 feet to a point; thence still continuing with said turnaround N. 8-39 E. 45.4 feet to a point at the joint front corner of Lots 18 and 19; thence N. 54-21 W. 240.8 feet to a point at the joint rear corner of Lots 18 and 19; thence S. 15-13 W. 52.4 feet to a point; thence S. 18-12 E. 296.4 feet to a point at the joint rear corner of Lots 19 and 20; thence N. 71-39 E. 200 feet to a point on the southwestern side of Doyle Drive at the point of beginning.

DERIVATION: Deed of Central Realty Corporation recorded June 4, 1971 in Deed Book 917 at Page 203.

1. A default in this mortgage will constitute a default in that certain mortgage recorded in Mortgage Book 1193, Page 579 executed by Hayward M. Thompson, Jr. and Rosa T. Thompson on June 2, 1971 and that certain mortgage recorded in Mortgage Book 1412, Page 789 executed by Hayward M. Thompson, Jr. and Rosa T. Thompson on October 12, 1977;
(2) Fidelity Federal intends to execute its option under Paragraph 17 of this mortgage should title become vested in any other than the individuals named: *
which has the address of 121 Doyle Drive Greenville
(Street) (City)
South Carolina 29615 (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.

* (3) The Mortgagors acknowledge this lien is not assumable.

JULY, 1980

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