P. O. Box 10316
Jacksonville, Florida 32210

VOL 1473 PAGE 078

MORTGAGE

WITH DEFERRED INTEREST AND
INCREASING MONTHLY INSTALLMENTS

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

BOOK 1482 PAGE 852

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

MORTGAGE RE-RECORDED TO SHOW FINAL MATURITY DATE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Werner Zepp and Sonja E. Zepp of

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Charter Mortgage Company

, a corporation organized and existing under the laws of the State of Florida, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of

Fifty Thousand and No/100 Dollars ($ 50,000.00),

with interest from date at the rate of ten per centum (10 %) per annum until paid, said principal and interest being payable at the office of

Charter Mortgage Company in Jacksonville, Florida

or at such other place as the holder of the note may designate in writing, in monthly installments ~~XX~~ ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ commencing on the first day of November, 19 79, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 2009 DEFERRED INTEREST SHALL BE ADDED TO THE PRINCIPAL BALANCE MONTHLY AND SHALL INCREASE THE PRINCIPAL BALANCE TO NOT MORE THAN $52,763.21.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars ($3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on the Eastern side of Furman View Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 24 of a Subdivision known as Club View Heights, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 145, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Furman View Drive, at joint front corner of Lots Nos. 23 and 24, and running thence with curve of said Drive the chord of which is N. 28-21 E. 45 feet; thence still with said curve the chord of which is N. 6-40 W. 45 feet to corner of Lot No. 25; thence with joint lines of Lots Nos. 24 and 25, N. 61-24 E. 120.1 feet; thence S. 30-32 E. 228.5 feet; thence S. 67-55 W. 154.8 feet; thence N. 40-10 W. 147.7 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Robert B. Higginbotham and Mary P. Higginbotham recorded simultaneously herewith.

DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO $52,763.21.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; *provided, however,* that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.