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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.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

28 PM '80

TO ALL WHOM THESE PRESENTS MAY CONCERN: BRUCE E. DERRICK AND PATRICIA C. DERRICK

BRUCE E. DERRICK AND PATRICIA C. DERRICK

Greenville County, 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 Forty Thousand Two Hundred Fifty and no/100-----
Dollars (\$ 40,250.00).

DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$43,181.44

with interest from date at the rate of eleven and one-half per centum (11-1/2)
per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company, P. O.
Box 2259 in Jacksonville, Florida 32232
or at such other place as the holder of the note may designate in writing, in monthly installments of ~~XXXXXX~~ ACCORDING TO THE
SCHEDULE ATTACHED TO SAID NOTE ~~XXXXXX~~ XX
commencing on the first day of October, 1980, and on the first day of each month thereafter until the prin-
cipal 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 September, 2010.

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, bar-
gained, 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 with all buildings and improvements
thereon, situate, lying and being on the northeastern corner of the inter-
section of Riverwood Court and Wilma Drive in Greenville County, South
Carolina, being known and designated as Lot No. 145 on a plat entitled
BEREA FOREST, SECTION NO. II made by Piedmont Engineers and Architects
dated April 14, 1972, recorded in the R.M.C. Office for Greenville
County, South Carolina in Plat Book 4-N at Pages 76 and 77, reference
to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Bruce E. Derrick and
Patricia C. Derrick by deed of Erwin D. Pruitt of even date to be recorded
herewith.

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 encum-
brances 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.