

FILED
GREENVILLE S.C.
NOV 13 1983
DORRIS R.M.C.

CORRECTIVE
MORTGAGE

THIS MORTGAGE is made this 31st day of October, 1983, between the Mortgagor, John William Ray and Sherry T. Ray, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Two Thousand Five Hundred and 10/100 (\$62,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2013

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.

WHEREAS, Borrower hereunder conveyed all of their interest in certain real estate to the Lender hereunder by Mortgage dated May 9, 1983, recorded in the R.M.C. Office for Greenville County in Deed Book 1605 at Page 867; and

WHEREAS, said Mortgage contained a scrivener's error in one of the distances for the legal description; and

WHEREAS, the parties wish to correct said scrivener's error;

NOW, THEREFORE, Borrower hereunder does grant, bargain, sell and release unto the Lender hereunder and its successors and assigns forever the following described real property:

All that certain piece, parcel or lot of land situate lying and being on the northerly side of the right-of-way for Tallulah Drive in the City of Greenville, County of Greenville, State of South Carolina, being a portion of Lot 117 of the Estate of D. T. Smith which lot is shown on Plat Book H at Page 279 and which lot is more particularly and currently shown on that certain Plat entitled "Plat for J. William and Sherry T. Ray" recorded in Plat Book 9R at Page 20 in the R.M.C. Office for Greenville County, South Carolina, and having according to said more recent survey and plat, the following metes and bounds:

Beginning at an iron pin at the joint front corner of Lots 116 and 117 on the right-of-way for Tallulah Drive and running thence with the joint side line of Lots 116 and 117 N. 25° 20' 00" W. 242.42 feet to an iron pin at the joint rear corner of Lots 116 and 117; thence N. 65° 20' 48" E., 69.88 feet to an iron pin at the joint rear corner of Lot 117 and adjoining lot also designated Lot 117; thence with the joint side line of said lots S. 25° 20' 00" 241.8 feet to an iron pin on the right-of-way for Tallulah Drive; thence with the right-of-way for Tallulah Drive S. 64° 50' 11" W. 69.88 feet to the point of beginning. (continuation shown on attached Exhibit A) which has the address of 113 East Tallulah Drive, Greenville,
(Street) (City)

South Carolina 29605 (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 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.