

Mortgagee's mailing address: P. O. Box 937, Greenville, S.C. 29602

CORRECTED MORTGAGE

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DONNE
R.M.C. LAWYERSLEY

MORTGAGE

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THIS MORTGAGE is made this 7th day of October 1980, between the Mortgagor, Roger B. Clinkscales (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Nine Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1980 (herein "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 lying, situate and being in the State of South Carolina, County of Greenville, being shown and designated as a portion of Lot 34 on a plat of the J. Rowley Yown Property, recorded in the RMC Office for Greenville County in Plat Book H at Page 51, and having according to a more recent plat entitled "Property of Roger B. Clinkscales" prepared by James R. Freeland, RLS, dated September 30, 1980, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Welcome Road at the joint front corner with Lots 33 and 34 and running thence with the common line of said lots N. 15-05 W. 127.45 feet to an iron pin; thence running S. 74-55 W. 80.0 feet to an iron pin; thence running S. 15-05 E. 127.45 feet to an iron pin on the northern side of Welcome Road; thence running along the northern side of Welcome Road N. 74-55 E. 80.0 feet to an iron pin at the joint front corner with Lot 33, being the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Thomason and Janes, a General Partnership, dated October 1, 1980, and recorded in the RMC Office for Greenville County on October 2, 1980, in Deed Book 1134 at Page 697.

This corrected mortgage is executed in order to conform the legal description of the above property to a more recent plat of said property and is intended to so correct and supersede such property description as is contained in the mortgage executed by Roger B. Clinkscales on October 1, 1980, which mortgage was recorded in the RMC Office for Greenville County on October 2, 1980, in Mortgage Book 1518 at Page 697. Said mortgage of October 1, 1980, remains in full force and effect and is hereby corrected only to the extent that the legal description of the subject real estate is revised.

which has the address of 612 Welcome Road Greenville, South Carolina (herein "Property Address");

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.

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