

THIS conveyance is subject to but not limited to the right-of-way easement given by Paul T. Peck to the South Carolina Highway Department, dated March 15, 1973, for the purpose of widening Spartanburg Road (East North Street Extension), and to all restrictions, setback lines, roadways, zoning ordinances and rights-of-way, if any, affecting the above described property.

THIS is the major portion of that certain property conveyed to the Mortgagor herein by deed from Paul T. Peck recorded in the RMC Office for Greenville County in Deed Book 1048 at Page 865 on December 30, 1976.

THE mailing address of the Mortgagee herein is P. O. Box 10148, Greenville, South Carolina 29603.

THIS is a corrective mortgage. The original mortgage was recorded in the RMC Office for Greenville County in Mortgage Book 1425 at Page 823 on March 14, 1978 at 10:48 a.m. There was a discrepancy in the description of the mortgage in that it did not conform to a more recent survey, and it is the purpose of this mortgage to correct the property description.

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all buildings, improvements, and tenements now or hereafter erected on the property, and all heretofore or hereafter vacated alleys and streets abutting the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the property, and all fixtures, machinery, equipment, engines, boilers, incinerators, building materials, appliances and goods of every nature whatsoever now or hereafter located in, or on, or used, or intended to be used in connection with the property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, panelling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants, and

.....; all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the real property covered by this Instrument; and all of the foregoing, together with said property (or the leasehold estate in the event this Instrument 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, convey and assign the Property (and, if this Instrument is on a leasehold, that the ground lease is in full force and effect without modification except as noted above and without default on the part of either lessor or lessee thereunder), 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 easements and 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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