

THIS IS A MORTGAGE OF CORRECTION TO CORRECT THAT CERTAIN
MORTGAGE DATED SEPT. 26, 1974, AND RECORDED IN BOOK 1325, PAGE 349,
GREENVILLE COUNTY, SOUTH CAROLINA.

1514 445

Mortgage Deed - South Carolina - Jim Walter Homes, Inc.

STATE OF SOUTH CAROLINA

COUNTY OF

WHEREAS

JIM WALTER
single

hereinafter called the Mortgagor, are well and truly indebted to JIM WALTER
HOMES, Inc., hereinafter called the Mortgagee, in the full and just sum of

Dollars, \$

evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference,

payable in monthly installments of Dollars \$67.00 each, the

first installment being due and payable on or before the

with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid and said Mortgagee having further
promised and agreed to pay ten per cent (10%) of the whole amount of the late charges fee, if said note be collected by attorney or through legal
proceedings of any kind, reference being thereunto hereinafter made.

NOW, KNOW ALL MEN, That the said Mortgagee, in consideration of the said debt and covenants hereinbefore stated, and for better securing the
payment thereof, according to the terms and conditions of said note, has advanced to them in hand well
and truly paid at and before the sealing and delivery of these presents, the sum of THREE THOUSAND DOLLARS to them in hand well
and truly paid at and before the sealing and delivery of these presents, the sum of THREE THOUSAND DOLLARS, have granted, granted, sold
and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee, all that tract or lot of land lying, being and situated

County, State of South Carolina and described as follows, to wit:

By

TOGETHER WITH all and singular the ways, easements, appurtenances, rights, titles and interests, hereditaments and appurtenances there-
unto belonging or in anywise appertaining, and all the usual, ancient and other appurtenances now on said land or that hereafter may be erected,
or placed thereon, and all fixtures attached thereto and all debts, claims, taxes and profits of mine and to accrue therefrom.

TO HAVE AND TO HOLD the above described property unto Mortgagee, his heirs, successors, and assigns forever

Mortgagor hereby covenants with Mortgagee that Mortgagee shall have with the absolute and fee simple title to said property, that
Mortgagor has full power and lawful authority to sell, convey, assign, transfer and mortgage the same, that it shall be lawful for Mortgagee at
any time hereafter peaceably and quietly to enter upon, have, hold and enjoy said property and every part thereof, that said property is free and
discharged from all liens, encumbrances and claims of every kind, and that Mortgagee will, at his own expense, make
with other and further instruments and assurances to and absolute and fee simple title to said property in Mortgagee that may be requested by
Mortgagee, and that Mortgagor will, and his heirs, legal representatives and assigns shall warrant and defend the title to said property unto
Mortgagee against the lawful claims and demands of all persons whatsoever.

PROVIDED ALWAYS, and these presents are upon these covenants, conditions and terms, that if the said Mortgagee shall promptly, well and truly pay to
the Mortgagee the said debt or sum of money aforesaid, according to the true intent and tenor of said note, and until full payment thereof, or any
extensions or renewals thereof in whole or in part, and payment of all other indebtedness or liability that may hereafter be due and owing hereunder
and secured hereby, shall faithfully and promptly comply with and perform every and every other covenant and provision herein on the part of
the Mortgagee to be complied with and performed, then this deed of bargain and sale shall cease, determine, and be utterly void; otherwise to
remain in full force and virtue.

And Mortgagor hereby covenants as follows:

To keep the buildings, structures and other improvements on the premises insured for the full amount of the amount not less
than the principal amount of the note secured hereunder against all loss or damage by fire, windstorm, tornado and water damage, as may be required by
the Mortgagee, with loss, if any, payable to the Mortgagee as herein provided, to deposit with the Mortgagee policies with standard
mortgage clause, without contribution, excluding such insurances, to keep said premises and all improvements thereon in first class condition and
repair. In case of loss, Mortgagee is hereby authorized to adjust and settle any claim under any such policy and Mortgagee is authorized to collect
and receive for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the indebtedness hereby secured, whether
due or not, or to allow Mortgagee to use such insurance to pay or in part thereof, in repairing the damage or restoring the improvements or
other property without affecting the lien hereon for the full amount secured hereby.

It is further covenanted that Mortgagee may, but shall not be bound to, advance monies that should have been paid by Mortgagee
hereunder in order to protect the lien on the premises hereby mortgaged, and Mortgagee shall be deemed to have advanced such monies, which amount shall
bear interest from the date so advanced until paid at the rate of six per cent (6%) per annum and shall be considered as so much additional
indebtedness secured hereby, but no payment by Mortgagee of any such monies shall be deemed a waiver of Mortgagee's right to declare the
principal sum due hereunder by reason of the default or violation of Mortgagee in any of his covenants hereunder.

Mortgagee further covenants that granting any extension or extensions of the time payment of any part or all of the total indebtedness or
liability secured hereby, or taking other or additional security for payment thereof, shall not affect this mortgage or the rights of Mortgagee here-
under, or operate as a release from any liability upon any part of the indebtedness hereby secured under any covenant herein contained.

