

FILED
GREENVILLE CO. S. C.

MORTGAGE

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CORRECTION MORTGAGE

THIS MORTGAGE is made ~~as~~ as of this 15th day of December 1976, by the Mortgagor, WILLIAM T. MIXON AND JACQUELINE H. MIXON (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the 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 Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2002;

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 piece, parcel or lot of land situate, lying and being on the Northern side of Shadowmere Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 44, as shown on a plat of Trollingwood, Section I, dated September 30, 1971, last revised February 6, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H at page 98, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Shadowmere Drive at the joint front corner of Lots Nos. 43 and 44 and running thence with the line of Lot No. 43 N. 7-24 W. 282.4 feet to an iron pin at the normal pool line of a lake known as Lake Trollingwood; thence with the normal pool line of said lake, the following courses and distances: N. 78-34 E. 100 feet to an iron pin, thence S. 59-26 E. 90.8 feet to an iron pin at the joint rear corner of Lots Nos. 44 and 45; thence with the line of Lot No. 45 S. 8-10 E. 232.1 feet to an iron pin on the Northern side of Shadowmere Drive; thence with the Northern side of Shadowmere Drive S. 82-04 W. 174.4 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Correction Deed of Trollingwood Realty Company, dated February 23, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1098 at page 47 on February 9, 1979. This mortgage is given solely for the purpose of correcting the description contained in that certain mortgage from the Mortgagors herein to the Mortgagee herein, dated December 15, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1385 at page 853, and does not change in any way the terms and conditions of the original obligation.

which has the address of Shadowmere Drive Pelzer, South Carolina 29669 (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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