

FILED
GREENVILLE CO. S. C.

JAN 13 11 00 AM '83

BONNIE S. TANKERSLEY
R.H.C

CORRECTED
MORTGAGE

BOOK 1591 PAGE 717

THIS MORTGAGE is made this 23rd day of December 1982, between the Mortgagor, Paul O. Batson, III and Joanne E. Batson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and 00/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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:

All that piece, parcel or lot of land lying in the State of South Carolina, City and County of Greenville, shown on a plat entitled "Property Survey for Paul Batson" prepared by Arbor Engineering, Greenville, South Carolina, dated December 23, 1982, and filed in the RMC Office for Greenville County, South Carolina, in Plat Book 9-H at page 82.

Reference to said plat is craved for a more complete description of the above described property.

Being the same property conveyed to the mortgagors herein by deed of Albert O. Matlock and Margaret A. Matlock dated February 28, 1980, and filed in the RMC Office of Greenville County, South Carolina, in Deed Book 1121 at page 934.

THIS MORTGAGE IS GIVEN FOR THE SOLE PURPOSE OF CORRECTING THE DESCRIPTION CONTAINED IN THE IDENTICAL MORTGAGE GIVEN BY THE MORTGAGORS TO THE MORTGAGEE HEREIN ON DECEMBER 23, 1983, AND FILED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN MORTGAGE BOOK 1589 AT PAGE 963.

which has the address of 712 North Main Street, Greenville, S. C. 29609 (City) (Street)
..... (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 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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