

THIS IS A CORRECTIVE MORTGAGE TO SUPPLEMENT THE MORTGAGE SIGNED BY MATTHEW D. CARSON AND PATRICIA D. CARSON DATED FEBRUARY 28, 1983 WHICH WAS FILED FOR RECORDING IN MORTGAGE BOOK 1596, PAGE 4 IN RMC OFFICE FOR GREENVILLE COUNTY, S.C. AT 2:41 PM, FEBRUARY 28, 1983 AND FOR WHICH THE INCORRECT MORTGAGE FORM WAS INADVERTENTLY USED.

MORTGAGE

30-1601 147983

GREENVILLE
APR 12 2 35 PM '83
RMC

THIS MORTGAGE is made this 28th day of FEBRUARY 1983 between the Mortgagor, Matthew D. Carson and Patricia S. Carson (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 225 Columbia, S.C. 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Seventy-five Thousand Five Hundred Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 tract of land situate, lying and being in the City of Greenville, Greenville County, South Carolina on the southerly side of East Parkins Mill Road being known and designated as Tract 16 and part of Tract 17 as shown on a plat entitled PROPERTY OF LUCY L. HINDMAN made by W.J. Riddle recorded in Plat Book Y at Page 19 and having according to a more recent survey thereof intitled PROPERTY OF MATTHEW D. CARSON AND PATRICIA S. CARSON made by Freeland & Associates dated February 23, 1983 recorded in Plat Book 9M at Page 29 the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of East Parkins Mill Road, said iron pin being located 277.8 feet, more or less, in an easterly direction from the intersection of Isbell Lane with East Parkins Mill Road, and running thence along the southerly side of East Parkins Mill Road, N. 58-36 E. 309.93 feet to an iron pin; thence S. 36-10 E. 606.59 feet to an iron pin; thence S. 32-30 W. 333.30 feet to an iron pin; thence N. 36-03 W. 753.58 feet to an iron pin on the eastern side of East Parkins Mill Road, the point of beginning.

The above property in the same property conveyed to the mortgagors by deed of Brenda B. Blue to be recorded herewith.

which has the address of 215 East Parkins Mill Road Greenville South Carolina 29607 (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 seized 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.