

MORTGAGE

VOL 1678 PAGE 852

THIS MORTGAGE is made this 20th day of August 1984, between the Mortgagor, Ole M. Sorensen and Joyce J. Sorensen (herein "Borrower"), and the Mortgagee, CAMERON-BROWN COMPANY, a corporation organized and existing under the laws of North Carolina, whose address is 4300 Six Forks Road, Raleigh, North Carolina 27609 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Five Thousand and No/100 and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014.

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 lot of land situate on the southwestern side of Red Oak Court in the County of Greenville, State of South Carolina, being shown as Lot No. 95 on a plat of Holly Tree Plantation, Phase II, Section III dated August 17, 1977, prepared by Piedmont Engineers, recorded in the R.M.C. Office for Greenville County in Plat Book 6-H, Page 10 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Red Oak Court at the joint front corner of Lots 94 and 95 and running thence with Lot 94 S. 39-41 W., 162.1 feet to an iron pin at the joint rear corner of Lots 94 and 95; thence S. 19-30 E., 79.7 feet to an iron pin; thence S. 39-22 E., 30.30 feet to an iron pin at the joint rear corner of Lots 95 and 96; thence with Lot 96 N. 45-39 E., 189.5 feet to an iron pin on Red Oak Court; thence with said Court N. 40-30 W., 120.2 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Richard M. Duncan and Judith A. Duncan, recorded simultaneously herewith.

THIS IS A CORRECTIVE MORTGAGE CORRECTING THAT CERTAIN MORTGAGE DATED 6/29/84, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY ON 6/29/84 IN R. E. MORTGAGE BOOK 1670, PAGE 102. THIS CORRECTIVE MORTGAGE SECURES A NOTE DATED 6/29/84, REFERENCED ABOVE.

which has the address of 103 Red Oak Court Simpsonville South Carolina (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.

1 AU24 GA 144

18328 (W-2)