

FILED
GREENVILLE, S.C.
DEC 10 10 50 AM '80
DONNA H. H.C.

BOOK 1526 PAGE 292

MORTGAGE

THIS MORTGAGE is made this 21st day of November, 1980, between the Mortgagor, Jen Y. Yun and Suzie C. H. Yun (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Five Thousand Six Hundred and No/100 (\$55,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010;

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 _____, State of South Carolina:

All that certain piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 2, St. Marks Road on plat prepared by Gould & Associates, Surveyors, dated July 9, 1979, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of St. Marks Road and Old Rutherford Road, and running with said St. Marks Road N. 36-52 W. 120 feet to an iron pin; thence with the joint line of Lot No. 2 and Lot No. 3, S. 61-05 W. 75 feet to an iron pin; thence with the joint line of Lots 2 and 1, S. 36-52 E. 120 feet to an iron pin on the Old Rutherford Road; thence with said Road, N. 61-05 E. 75 feet to an iron pin on St. Marks Road, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of John J. Stubblefield, Sr. and Carol F. Stubblefield dated September 30, 1980, recorded in the Office of the RMC for Greenville County on October 1, 1980, in Deed Book 1134 at Page 598.

The purpose of this mortgage is to correct the erroneous description in Mortgage Book 1516 at Page 250, wherein the description was referenced to Plat Book KKK at Page 73 being stated as all of Lot No. 2, when in fact it is only a portion of Lot No. 2, also a portion of Lot No. 1 of said plat.

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which has the address of Lot 2, St. Marks Road Greenville, S. C. (herein "Property Address");
(Street) (City) (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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