

GREENVILLE, CO. S. C.

JUL 27 11 33 AM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1373 PAGE 708

THIS MORTGAGE is made this 26th day of July, 1976, between the Mortgagor, Robert Daniel Honeycutt and Zella Marie Honeycutt (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty One Thousand Five Hundred and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 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 July 1, 2001;

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 certain piece, parcel or lot of land, situate, lying and being on the southwestern side of Nova Street, in the County of Greenville, State of South Carolina, being known and designated as Lot 23 on plat of Sec. 2 of Avondale Forest, made by Piedmont Engineers 8/18/64, recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, at Page 37, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the southwestern side of Nova Street at the joint front corner of Lots 22 and 23 and running thence along the common line of said Lots S. 48-44 W. 169.6 feet to a point; thence along the rear line of Lot 32 N. 41-18 W. 45.1 feet to an iron pin; thence along the rear line of Lot 31 N. 41-16 W. 44.9 feet to a point; thence along the joint line of Lots 23 and 24 N. 48-44 E. 170.0 feet to a point on the southwestern side of Nova Street; thence along the said Nova Street S. 41-16 E. 90.0 feet to the point of beginning.

This is the same property conveyed to Carolina Rentals, Inc. by deed of Jack E. Shaw recorded in the RMC Office for Greenville County, South Carolina in Deed Book 868, at Page 230 on May 19, 1969.



which has the address of 10 Nova Street Taylors,
(Street) (City)
South Carolina 29687 (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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