

FILED
GREENVILLE S.C.
NOV 23 4 05 PM '83
DUNN R.M.C.

P. O. Box 408
Greenville SC 29602

VOL. 1637 PAGE 207

MORTGAGE

3-3193670

THIS MORTGAGE is made this 18th day of November, 1983, between the Mortgagor, Betty L. Honeycutt, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three thousand seven hundred seventy and two cents Dollars, which indebtedness is evidenced by Borrower's note dated 11-18-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 11-30-87.

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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Fairfield Drive, being known and designated as Lot Number 80 as shown on a plat of Glendale of record in the Office of the RMC for Greenville County in Plat Book QQ, Pages 76 and 77, reference to which is hereby craved for a metes and bounds description thereof.

This conveyance is made subject to all easements, restrictions, and rights of way which may affect the property hereinabove described.

This being the same property conveyed to the mortgagor(s) herein by deed of Charles C. Honeycutt, and recorded in the RMC Office for Greenville County, on 7-29-83, in Deed Book 1193 and page 304.

This is a second mortgage and is junior in lien to that mortgage executed by Betty L. Honeycutt, in favor of Collateral Investment Company, which mortgage is recorded in the RMC Office for Greenville County, in Book 1132, and Page 273.

RECORDED
NOV 23 1983
30152

which has the address of 132 Fairfield Drive Mauldin, SC 29662 (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.

1020

328-264

RECORDED
NOV 23 1983
A.0001