

WHEREAS, CLEM HONAKER AND SYBIL ANN S. HONAKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

RUBY S. CARPENTER

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

--Seven Thousand Eight Hundred Fifty and No/100----- Dollars (\$ 7,850.00--) due and payable

two (2) years from date

with interest thereon from date at the rate of --6%-- per centum per annum, to be paid annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, Chick Springs Township, being shown and designated as Lot 115 of Subdivision known as Orchard Acres, Section 2, as shown on plat prepared by J. Mack Richardson, dated December, 1959 and being recorded in Plat Book MM, at Page 147 in the R.M.C. Office for Greenville County and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Southern edge of Clingstone (Cleanstone) Drive at the joint front corner of Lots 114 and 115 and running thence along the joint line of said lots, S. 4-24 E. 140 feet to an iron pin at the rear corner of Lot 116; thence S. 88-24 E. 92 feet to an iron pin at the rear corner of Lot 117; thence N. 4-56 W. 148.1 feet to an iron pin in the Southern edge of Clingstone (Cleanstone) Drive; thence along the Southern edge of Clingstone (Cleanstone) Drive S. 87-34 W. 49 feet to a concrete monument; thence continuing along the edge of said Drive S. 85-36 W. 43.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of the Mortgagee herein dated December 8, 1975.

It is agreed and understood that this mortgage shall be second and junior in lien to a first mortgage to Carolina Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 853, at Page 334.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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