

FILED  
GREENVILLE, S.C.

SEP 24 4 23 PM '84

MORTGAGE

601-3328243

THIS MORTGAGE is made this 12th day of September, 1984, between the Mortgagor, Durwood A. Honeycutt and Mary 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").

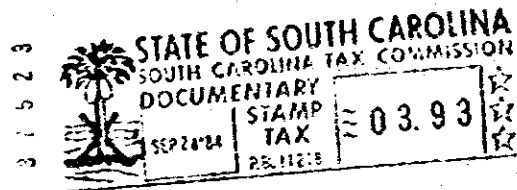
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen thousand, eighty-two and 93/100--(13,082.93) Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 30, 1994.

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 together with all buildings and improvements situate, lying and being on the eastern side of Colony Road in Greenville County, South Carolina being shown and designated as Lot No. 42 on a plat of POINTS NORTH made by R. B. Bruce, Surveyor, dated November 22, 1972, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, Page 16, reference to which is hereby craved for the metes and bounds thereof.

Being the same property conveyed to mortgagors by deed of Kenneth L. Muller, dated February 10, 1978 and recorded in the RMC Office for Greenville County on March 6, 1978, in Deed Book 1074 at Page 699.

This mortgage is junior in lien to the mortgage of John H. Haymore given in favor of First Federal Savings and Loan Association of South Carolina, dated September 24, 1973, and recorded in the RMC Office for Greenville County on September 24, 1973 in Book 1291 at Page 507.



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which has the address of Colony Road Greenville, 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 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.