

GREENVILLE R.M.C.

BOOK 1631 PAGE 703

OCT 21 10 11 AM '83

MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 20th day of October, 1983, between the Mortgagor, Ricky Dale Honeycutt and Kathy Lynn Honeycutt, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand and no/100 (\$32,000.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated October 20, 1983, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated October 20, 1983, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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 State of South Carolina, County of Greenville, being shown and designated as Lots No. 88 and 89 on a plat entitled "Avalon Estates", prepared by Dalton and Neves Engineering Co., dated June 1948, recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 89, to which said plat is craved for a metes and bounds description.

RECORDED BY
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
STAMP
FEE \$12.80

Derivation: Deed Book 1197 page 31- recorded September 23, 1983 Marion W. Fore, Jr., Individually and as Administrator and Caroline F. Poon

which has the address of 88 & 89 Crestview Drive Greenville
[Street] [City]
South Carolina 29609 (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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