

First Federal Savings and Loan Association of South Carolina
301 College Street
Greenville, South Carolina 29601
GREENVILLE CO. S.C.

VOL 1693 PAGE 582

DEC 11 11 21 AM '84

MORTGAGE

03-341036-3

THIS MORTGAGE is made this 3rd day of December, 1984, between the Mortgagor, RAY E. HONEYCUTT and THELMA D. 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 fourteen thousand two hundred thirty six and fifty one cents (\$14,236.51) dollars, which indebtedness is evidenced by Borrower's note dated 12-03-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-31-94

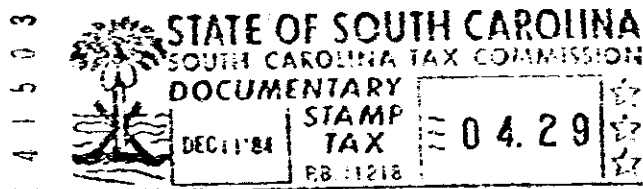
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot No. 76 in the subdivision known as Eastdale Subdivision, Plat of said subdivision being recorded in the Greenville County RMC Office, and being more fully described as follows:

BEGINNING at an iron pin on the south side of Sycamore Drive, joint corner with Lot No. 75, and running thence along said lot S. 15-00 W., 200 feet to an iron pin; thence S. 75-00 E., 100 feet to an iron pin; thence N. 15-00 E., 200 feet to an iron pin on Sycamore Drive; thence along said drive N. 75-00 W., 100 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of Levis L. Gilstrap, dated June 3, 1965 and recorded in the RMC Office for Greenville County on June 28, 1965 in Deed Book 776 at Page 359.

This mortgage is junior in lien to the mortgage of Levis L. Gilstrap given in favor of First Federal Savings and Loan Association of South Carolina, dated May 20, 1965 and recorded in the RMC Office for Greenville County on May 24, 1965 in Book 995 at Page 483.



which has the address of 306 Sycamore Drive Mauldin,
(Street) (City)
South Carolina 29662 (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.

1627

4-1-84

500

1627