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GREENVILLE CO. S. C.

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BOOK 1494 PAGE 578

## MORTGAGE

THIS MORTGAGE is made this 30th day of January 1980 between the Mortgagor, KEITH M. HONEYCUTT and MILDRED G. HONEYCUTT (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

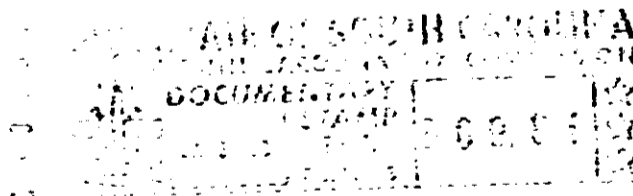
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FOUR THOUSAND FIVE HUNDRED SIXTY-EIGHT and 77/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 30, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2003.

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 situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as Lot No. 3 on plat of FOWLER FIELDS, SECTION 1, recorded in the RMC Office for Greenville County in Plat Book 4F, Page 56, and also shown on a more recent survey entitled, "Keith M. and Mildred C. Honeycutt", prepared by T. H. Walker, Jr., dated January 23, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-1, Page 37, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Wren Way, joint front corner of Lots 2 and 3 and running thence with the common line of said lots, S 33-41 E 207 feet to an iron pin; thence turning and running along Property, now or formerly, of Clark, N 65-36 W 101.2 feet to an iron pin; thence along the common line of Lots 3 and 4, N 23-03 E 210.2 feet to an iron pin on Wren Way; thence turning and running along the southside of Wren Way, S 66-57 E 40.9 feet to an iron pin; thence still along Wren Way, S 61-38 E 99.7 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Mortgagors herein by deed from Paul W. Barksdale, Jr. and Sally H. Barksdale recorded of even date herewith.



which has the address of 105 Wren Way, Simpsonville, South Carolina 29681 (herein "Property Address");  
[Street] [City] [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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