

GREENVILLE  
NOV 3 25 PM '80  
SOUTH CAROLINA  
MORTGAGEE'S ADDRESS:  
P. O. Box 1268  
20. S. Greenville, S. C. 29602

27582 CAR LE  
James A. & Wanda L. Huyck  
134-1-5.7

**MORTGAGE** 1523 411

THIS MORTGAGE is made this 3rd day of November 1980, between the Mortgagor, JAMES A. HUYCK and WANDA L. HUYCK (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 Thirty-Five Thousand Six Hundred and no/100 (\$35,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 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 November 1, 2004

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 lying, being and situate on Pryor Road in the county and state aforesaid, being known and designated as Lot No. 82 and a portion of an unnumbered acreage on plat of Avondale Forest, Section 2, recorded in the R. M. C. Office of Greenville County in Plat Book BBB at Page 36 and having, according to a more recent survey entitled "Property of James A. Huyck and Wanda L. Huyck" prepared by Freeland & Associates, dated November 3, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of a cul-de-sac on Pryor Road, which iron pin is 130 feet, more or less, from Armsdale Drive, and running thence along said cul-de-sac, the chord of which is N. 36-14 W., 50 feet to an iron pin; thence continuing along the chord of said cul-de-sac N. 79-59 W., 31.4 feet to an iron pin; thence N. 39-07 W., 33.9 feet to the intersection of said cul-de-sac and Pryor Road; thence along said intersection, the chord of which is N. 5-10 E., 35.5 feet to an iron pin on Pryor Road; thence along said road N. 50-06 E., 39.9 feet to an iron pin on the southern side of another cul-de-sac on Pryor Road; thence along said cul-de-sac, the chord of which is N. 72-04 E., 49.9 feet to an iron pin; thence continuing along said cul-de-sac, the chord of which is N. 13-28 E., 45 feet to an iron pin; thence leaving said cul-de-sac N. 39-49 E., 33.8 feet to an iron pin on the bank of Marrow Bone Creek; thence along said bank the following courses and distances: S. 67-50 E., 55.1 feet, N. 69-21 E., 60.7 feet, S. 21-02 E., 29.2 feet, S. 52-47 E., 105.8 feet, S. 34-38 E., 58.9 feet; thence leaving said bank S. 46-12 W., 142.3 feet to an iron pin; thence S. 25-21 E. 40 feet to an iron pin; thence N. 74-20 W., 191 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Edward M. Hill recorded November , 1980 in Deed Book // 36 at Page 904.

which has the address of 406 Pryor Road (Street) Greenville (City) South Carolina 29687 (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 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.

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