

FILED
GREENVILLE
JUN 30 3 11 PM '83
DONOR

MORTGAGE

THIS MORTGAGE is made this 30th day of June, 1983, between the Mortgagor, CHARLES A. HUNEYCUTT AND DELORES I. HUNEYCUTT

, (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 Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.....;

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of Charles A. Huneycutt and Delores I. Huneycutt" prepared by Freeland & Associates, Engineers, dated June 27, 1983, and containing 1.79 acres, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Altamont Road, at the corner of a tract of land identified on the Greenville County Tax Maps at Sheet 464-1-10.7, and running thence with the center of Altamont Road S. 70-36 W. 182.75 feet to an iron pin; running thence N. 46-10 W. 32.16 feet to an old iron pin; running thence N. 46-21 W. 80.36 feet to an old iron pin; running thence N. 9-36 W. 94.61 feet to an old iron pin; running thence N. 6-09 W. 44.02 feet to an old iron pin; running thence N. 63-18 E. 34.94 feet to an old iron pin; running thence N. 1-47 W. 223.80 feet to a bolt in the center of Altamont Road; running thence with the center of Altamont Road S. 60-37 E. 50.61 feet to a nail; thence continuing with the center of Altamont Road S. 76-05 E. 99.74 feet to a nail; running thence S. 1-50 E. 170.71 feet to an old iron pin; running thence S. 68-28 E. 92.22 feet to an old iron pin; running thence S. 32-30 E. 67.75 feet to an old iron pin; running thence S. 12-38 W. 85.14 feet to the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagors herein by Keith A. Bridger and Edith C. Bridger by deed of even date to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
TAX \$ 16.00

RECORDED
JUN 30 1983

which has the address of Altamont Road 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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