

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

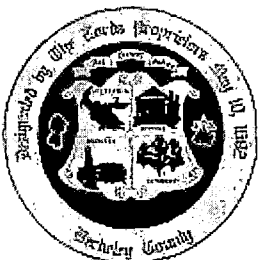
*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2020028909		
Receipt Number:	174784	Return To:	EDNA SMITH
Recorded As:	SATISFACTION OF MORTGAGE		1211 SAYLORS AVE
Recorded On:	August 04, 2020		MONCKS CORNER, SC, 29461
Recorded At:	11:06:40 AM	Received From:	EDNA SMITH
Recorded By:	LYNETTE SHELTON	Parties:	
Book/Page:	RB 3449: 855 - 858		Direct- HUNEYCUTT, TABATHA DENETTE
Total Pages:	4		Indirect- DRIGGERS, KIMBERLY ANN

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

In Witness Whereof, Borrower has executed this Mortgage.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Ernie L. Mixon

Witness # 1 (Signature)

Ernie L. Mixon

Witness # 1 (Print Name)

David R. Mixon

Witness # 2 / Notary (Signature)

David R. Mixon

Witness # 2 / Notary (Print Name)

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

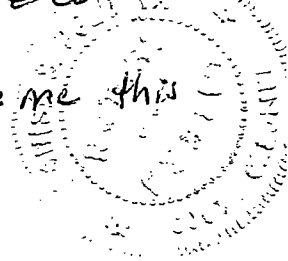
Tabatha Denette Huneycutt (SEAL)

pd. in Full 3/09/2020
by Kimberg Ann Origer

witness: Jimmy Duff

witness: Emily M. Heavner

Sworn To and Subscribed before me this
9th day of March 2020
Louisa D. Palietta
my commission expires; 1-24-21



PERSONALLY appeared before me the subscribing witness and made oath that he/she saw the within named **Tabatha Denette Huneycutt** sign, seal and as the Borrower's act and deed, deliver the within written Mortgage for the uses and purposes therein mentioned and that s/he with the other witness whose signature appears above witnessed the execution thereof. That I am not a party to or beneficiary of the transaction and that I signed the record as a subscribing witness and either that I witnessed the principal sign the Mortgage or I witnessed the principal acknowledge the principal's signature on the Mortgage.

SWORN to before me this 19th

day of February, 2016.

David R. Mixon (L.S.)

David R. Mixon
Notary Public of South Carolina
My Commission Expires: 03/20/2025



Ernie L. Mixon

Witness # 1 (Signature)

Ernie L. Mixon

Witness # 1 (Print Name)

RB 2116: 303

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

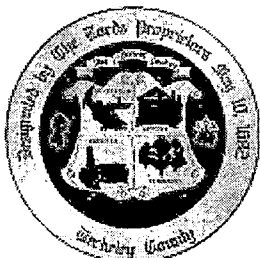
*** THIS PAGE IS PART OF THE INSTRUMENT ***



Instrument #:	2016005199		
Receipt Number:	13787	Return To:	MIXON, ERNIE SS
Recorded As:	MORTGAGE		107 SOUTH LIVE OAK DRIVE
Recorded On:	February 23, 2016		MONCKS CORNER, SC, 29461
Recorded At:	03:55:44 PM	Received From:	MIXON, ERNIE SS
Recorded By:	JENN LARA	Parties:	
Book/Page:	RB 2116: 303 - 308		Direct- HUNEYCUTT, TABATHA DENETTE
Total Pages:	6		Indirect- SMTIH, EDNA P

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$11.00
Tax Charge: \$0.00



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

MORTGAGE

THIS MORTGAGE is made this 19 day of Feb., 2016, between the Mortgagor, Tabatha Denette Huneycutt, (herein "Borrower"), and the Mortgagee, Edna P. Smith or Kimberly Ann Driggers (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand and 00/10 (\$25,000.00) Dollars, whose indebtedness is evidenced by Borrower's note dated Feb. 19, 2016 (herein "Note"), provided for the balance of the indebtedness, if not sooner paid, due and payable according to the terms of the "Note" on or before May 1, 2020.

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 renewals, extensions or modification of the aforesaid Note upon the same or different terms or at the same or different rate of interest in accordance with the laws of the State of South Carolina; 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 assign, the following described property:

All that certain piece, parcel, or tract of land, situate, lying and being in Second St. Stephen Parish, County of Berkeley, State of South Carolina, and being shown and designated as Lot 9, containing 1.03 acre, more or less, on a plat entitled "PLAT OF LOTS 1-54, FOX RUN ESTATES, OWNED BY ROBERT M BROWN, 2ND ST. STEPHEN PARISH, BERKELEY COUNTY, SOUTH CAROLINA" made by Cleatwood E. Droze, RLS # 4550, dated November 1, 1993, revised January 21, 1994, January 25, 1994, February 2, 1994, March 31, 1994 and April 1, 1994 and being duly recorded in the RMC Office for Berkeley County in Plat Cabinet K, Page 225 A; reference to said plat is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tabatha Denette Huneycutt by deed from Linda S. Kinsey dated February 19, 2016 and filed of record at the Berkeley County Register of Deeds on February 23, 2016 at Book 2116, Volume 298.

TMS # 058-00-05-009

This mortgage was prepared in the Law Office of Ernie L. Mixon, 107 S. Live Oak Drive, Moncks Corner, South Carolina, 29461, by Ernie L. Mixon, Esquire.

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 the remain a part of the property covered by this Mortgage; and all the foregoing, together with said property (or the leasehold estate if this Mortgage is on the 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 the 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.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attain priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonable estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums