

Mortgagee's Address  
301 College St.<sup>SS</sup>  
Greenville,  
S.-. Car.

FILED  
GREENVILLE CO. S. C.

MAY 25 3 57 PM '79

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

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THIS MORTGAGE is made this 25th day of May, 1979, between the Mortgagor, David S. Kuykendall and Susan H. Kuykendall, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

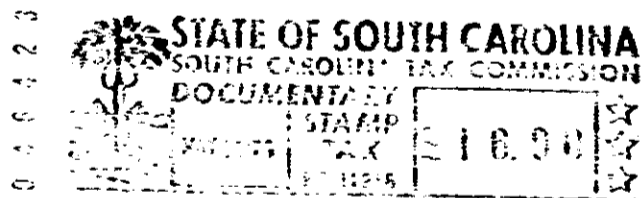
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 ----- (\$40,000.00) ----- Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009 .....

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 those certain pieces, parcels or lots of land in the State of South Carolina, County of Greenville, in the City of Greenville, lying on the eastern side of E. Avondale Drive, being shown and designated as Lots Nos. 3, 4 and 5 of Block K on a revised plat of Northgate Subdivision, prepared by R. E. Dalton, Engineer, dated May, 1939, recorded in the R.M.C. Office for Greenville County in Plat Book M, Page 13 and being further shown on a more recent plat entitled "Property of George M. Huguley and Jean L. Huguley", prepared by Jones Engineering Service, dated October 10, 1972, as having the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of East Avondale Drive at the joint front corner of Lots 2 and 3 and running thence with the common line of said lots S. 75-09 E., 170 feet to an iron pin; thence S. 2-29 W., 197.8 feet to an iron pin at the joint rear corner of Lots 5 and 6; thence with the common line of said lots N. 79-20 W., 189.5 feet to an iron pin on the eastern side of East Avondale Drive; thence with the eastern side of East Avondale Drive N. 5-38 E., 140 feet to an iron pin and N. 13-15 E., 70 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of George M. Huguley recorded in the R.M.C. Office for Greenville County on May 25, 1979, in Deed Book 1163, Page 337.



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which has the address of 240 East Avondale Greenville,  
(Street) (City)  
South Carolina (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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