* 1512 x 375

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEE S. KUYKENDALL and DEBBIE E. KUYKFNDALL,

(hereinafter referred to as Mortgagor) is well and truly indebred unto SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THREE THOUSAND EIGHT HUNDRED SIXTY TWO AND

in Thirty-Six (36) consecutive monthly installments of \$107.28 each beginning September 15, 1980.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortesear, in consideration of the aforessic dabt, and in order to secure the payment thereof, and of any other and further sums for which the Morrgagor may be indebted to the Morrgages at any time for advances made to or for his account by the Mortgages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgages at and before the sealing and delivery of these presents, the receipt whereot is hereby acknowledged, has granted, bargained, sold and released, and by those presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying end being in the Statu of South Carolina, County of Greenville

ALL those certain pieces, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, numbered 40, 41, 42, 69, and 70 as depicted on a plat of survey by Madison H. Woodward designated as Plat No. 3 of Conestee and recorded in Plat Book Y at Page 121 in the R.M.C. Office for Greenville County and being more fully described according to said plat, as follows:

BEGINNING at an iron pin at the joint front corner of lots 42 and 43, said iron pin lying on the eastern side of Sixth Street and running thence along the joint line of lots 42 and 43, S. 47-46, E. 200 feet to an iron pin at the joint rear corner of lots 42 and 43; thence with the rear line of lot 43, N. 42-14 E. 60 feet to an iron pin on Sixth Avenue; thence S. 47-46 E. 133.6 feet to a point at the joint front corner of lots 70 and 71; thence along the joint line of lots 70 and 71, S. 42-14 W. 182.5 feet to a point at the joint rear corner of lots 70 and 71; thence N. 68-32 W. 142.7 feet to a point at the southwestern corner of lot 40, said point being the joint corner of lots 69 and 40; thence N. 47-46 W. 200 feet to a point on Sixth Street; thence along Sixth Street N. 42-14 E. 180 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Billy R. Bragg and Bobbie J. Bragg, of even date, to he recorded herewith.





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Together with all and singular rights, members, herditainents, and oppurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise on be had thereform, and including all heating, plumbing, and lighting fixtures now or horeafter attached, connected, or fitted thereto in any manner; It being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagea, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lowfully seized of the premines, hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and egainst the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.

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