

FILED
GREENVILLE, S.C.
NOV 4 4 17 PM '80
DONNA M. TANKERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

31. 1023 11432

MORTGAGE

THIS MORTGAGE is made this 3rd day of September, 1980, between the Mortgagor, C. Kenneth Kuykendall, Jr. and Donna M. 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 two thousand two hundred Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____

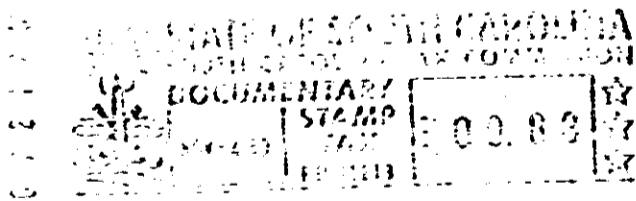
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 177, on plat of Avon Park, recorded in the RMC Office for Greenville County, S.C., in Plat Book "KK" at Page 71, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southwesterly side of Trent Drive, joint front corner of Lots Nos. 177 and 176, and running thence with the joint line of said lots, S. 34-07 W. 220 feet to a creek; thence with the creek as the line, the traverse line of which is S. 62-18 E. 80.5 feet to a point; running thence from the center of said creek, and crossing on iron pin on bank at 3 feet, N. 34-07 E. 211 feet to the joint front corner of Lots Nos. 177 and 178; thence with the southwesterly side of Trent Drive, N.55-53 W. 80 feet to the point of Beginning.

This being the same property conveyed to the mortgagor herein by deed of Robert S. Mabry and recorded in the RMC office for Greenville County on 9-5-75 in Deed Book #1023 and page 769.

This is second mortgage and is junior in lien to that mortgage executed to C. Kenneth Kuykendall, Jr. and Donna M. Kuykendall which mortgage is recorded in RMC office for Greenville County in Book #1348 and page 70.



which has the address of 6 Trent Drive Taylors,
(Street) (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 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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