

FILED
GREENVILLE, S. C.
JUN 30 2 54 PM '72
OLLIE FARNSWORTH
R. M. C.

BOOK 1239 PAGE 458

The State of South Carolina,
County of GREENVILLE

To All Whom These Presents May Concern: JOSHUA E. VARAT AND JEAN T. VARAT

SEND GREETING:

Whereas, we, the said Joshua E. Varat and Jean T. Varat,
in and by their certain promissory note in writing, of even date with these
presents, are well and truly indebted to FIRST PIEDMONT BANK AND TRUST COMPANY

in the full and just sum of Fifty-four Thousand and No/100 (\$54,000.00)-----

dollars, to be repaid in fifty-four (54) equal monthly install-
ments of \$1,000.00 each, beginning on the first day of August, 1972,
and continuing on a like day of each month thereafter until paid in
full.

with interest thereon on the unpaid principal balance
at the rate of eight per centum per annum, to be computed and paid at the same time as and
in addition to the aforesaid principal balance

until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof,
who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in
the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder
thereof necessary for the protection of his or its interests to place, and the holder should place, the said note
or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the
mortgagee promises to pay all costs and expenses, including 10 per cent. of the indebtedness less attorney's fees,
this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said Joshua E. Varat and Jean T. Varat,
in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said First Piedmont

Bank and Trust Company according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to us, the said Joshua E. Varat and Jean

T. Varat, in hand well and truly paid by the said First Piedmont Bank and
Trust Company

at and before this signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released and by these Presents do grant, bargain, sell and release unto the said First
Piedmont Bank and Trust Company, its successors and assigns, forever:

PARCEL NO. 1:

All those certain pieces, parcels or lots of land containing in the
aggregate 148.75 acres, more or less, situate, lying and being in
Youngs Township, County of Laurens, State of South Carolina, as shown
on plat entitled "Property of Robert Shell Estate and Allen Shell",
prepared by Paul H. Anderson, Civil Engineer, dated November 9, 1933,
recorded in the Office of the Clerk of Court for Laurens County, South
Carolina, in Plat Book 14 at page 109 and having, according to said
plat, the following metes and bounds:

126 acre tract:

BEGINNING at a stake in or near the center of a branch at the South-
easternmost corner of the premises herein described and running thence