

Post Office Box 1268
Greenville, South Carolina 29602
S. C.

BOOK 1572 PAGE 743

17 PM '82 MORTGAGE

WISLEY

THIS MORTGAGE is made this 15th day of June 1982, between the Mortgagor, TERRY M. VARNER AND NANCY M. VARNER (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

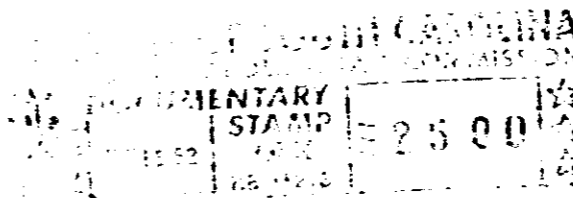
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Two Thousand Five Hundred and No/100 (\$62,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007;

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 situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 353 of a Subdivision known as Section B, Gower Estates, as is more fully shown on a plat thereof dated December, 1961, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Hialeah Road, joint front corner of Lots Nos. 352 and 353, and running thence with the joint line of said Lots S. 69-48 E. 185.8 feet to an iron pin; thence with the rear line of Lot No. 353 S. 17-49 W. 75 feet to an iron pin, joint rear corner of Lots Nos. 353 and 354; thence with the joint line of said Lots N. 77-35 W. 176.5 feet to an iron pin on the Eastern side of Hialeah Road, joint front corner of Lots Nos. 353 and 354; thence with the Eastern side of Hialeah Road N. 12-08 E. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Steven J. Gold and Sally C. Gold by deed of even date to be recorded simultaneously herewith.



which has the address of Lot 353, 105 Hialeah Road, Gower Estates, Greenville, South Carolina 29607 (herein "Property Address");

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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