

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
FILED
MAY 9 10 42 AM '83
DONNIE S. WATKINS
R.M.S.

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 6th day of May, 1983, by Paul J. Varello and A. Ann Varello (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Lot 6 Strathmore Drive, Greer, S.C. 29651

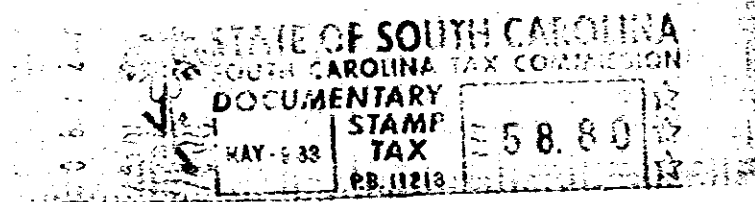
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated May 6, 1983, to Mortgagee for the principal amount of One Hundred Forty Seven Thousand & No/100 Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, 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 and being shown as Lot 6 on a plat of Strathmore recorded in the RMC Office for Greenville County in Plat Book 4N at Page 57, and having according to a plat made by Freeland & Associates dated February 28, 1983 entitled property of Paul J. Varello and A. Ann Varello, recorded in the RMC Office for Greenville County in Plat Book 9-5 Page 49 the following metes and bounds, to-wit:

BEGINNING at an iron point on the north side of Strathmore Drive, joint front corners of lots 5 and 6 and running along the north side of Strathmore Drive S. 87-01 W. 141 feet to an iron pin; continuing along said Drive S. 82-24 W. 59 feet to an iron pin, joint front corner of Lot 6 and 7; thence running N. 16-06 W. 603.30 feet to an iron pin; thence N. 39-04 E. 150.20 to a point in the center line of Brushy Creek; thence along the center line of said Brushy Creek as the property line the traverse lines being as follows; S. 4-12 E. 182.84 feet, N. 79-45 E. 57.89 feet; S. 47-31 E. 51.17 feet; S. 24-13 W. 136.85 feet; S. 71-21 E. 90.11 feet; N. 25-00 E. 22.93; N. 45-13 E. 54.82 feet and N. 63-17 E. 101.40 feet to a point in the center line of said creek; thence along the joint line of Lots 5 and 6 S. 0-35 E. 505.10 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Warren C. Hughes, Jr. and Brenda Vest Hughes, recorded in the RMC Office for Greenville County, S.C. on December 18, 1978 in Deed Book 1093 at Page 919.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted