

FILED  
GREENVILLE S.C.  
OCT 13 9 20 AM '83

MORTGAGE

1983 1562

THIS MORTGAGE is made this 11 day of October 1983 between the Mortgagor, Paul J. Varello and A. Ann Varello, (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of United States, whose address is P.O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of ONE HUNDRED SIXTY THOUSAND AND NO/100 (\$160,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013

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 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-S 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. 7-05 W. 79.80 feet; 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 Deed Book 1093 at Page 917 on December 18, 1978. which has the address of 106 Strathmore Drive Greer, S.C. 29651 (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.

400 0 001 11801

0563

2328 RV 2