

# MORTGAGE

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, W. Wallace Varner and Mary O. Varner  
of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Canal Insurance Company

, a corporation  
organized and existing under the laws of South Carolina, hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which  
are incorporated herein by reference, in the principal sum of THIRTEEN THOUSAND AND FIVE & No/100  
Dollars (\$ 13,500.00 ), with interest from date at the rate of Five and one-fourth per centum  
( 5 1/4 %) per annum until paid, said principal and interest being payable at the office of Canal  
Insurance Company in Greenville, South Carolina  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Seventy-Four and 66/100 ----- Dollars (\$ 74.66 ),  
commencing on the first day of August, 19 62, and on the first day of each month there-  
after until the principal and interest are fully paid, except that the final payment of principal and interest,  
if not sooner paid, shall be due and payable on the first day of July, 19 92.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better  
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three  
Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing  
and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained,  
sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its  
successors and assigns, the following-described real estate situated in the County of Greenville,  
State of South Carolina: Being known and designated as Lot No. 38 on Plat of Cedar  
Lane Gardens, now known as Westwood Terrace, said plat being recorded in the R. M. C.  
Office for Greenville County, South Carolina, in Plat Book GG, at Page 139 and  
having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southwestern side of Jonquil Lane at the joint front  
corner of Lots 39 and 38 and running thence with the joint line of said Lots S. 49-03  
W. 130 feet to an iron pin; thence along the rear line of Lots 47 and 48, N. 43-11 W.  
85.1 feet to an iron pin, joint rear corner of Lots 37 and 38; thence with the joint  
line of said lots N. 49-03 E. 133.4 feet to a point on the Southwestern side of  
Jonquil Lane; thence with Jonquil Lane S. 40-57 E. 85 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be  
had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter  
attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and  
assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple  
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the