

GREENVILLE
OCT 3 2 53 PM '84
ASLEY

MORTGAGE

THIS MORTGAGE is made this 2nd day of OCTOBER 19. 84, between the Mortgagor DENNIS G. VARNER AND SUZANNE P. VARNER (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

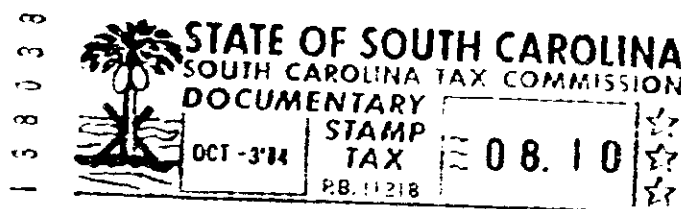
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY SEVEN THOUSAND AND NO/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 2, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on OCTOBER 1, 2004.

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: being known and designated as Lot No. 270, Section V, Sheet 1 of a subdivision known as Poinsettia, said subdivision being situate within the corporate limits of the Town of Simpsonville, plat of said subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-R, Page 87 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the northern side of South Almond Drive at the joint front corner of Lots 269 and 270 and running thence N 3-13 E 167.0 feet to an iron pin at the joint rear corner of said lots; thence along the rear of Lot 270 N 88-38 E 120 feet to an iron pin at the joint rear corner of Lots 270 and 271; thence with the common line of said lots S 3-09 W 158.55 feet to an iron pin on the northern side of South Almond Drive; thence along the northern side of South Almond Drive S 84-37 W 120 feet to an iron pin, being the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Poinsett Realty Company recorded in the RMC Office for Greenville County on February 23, 1978 in Deed Book 1074, Page 103.

It is agreed and understood that this mortgage is second and junior in lien to that certain mortgage held by Woodruff Federal Savings and Loan Association, recorded in Book 1436, Page 194 in the RMC Office for Greenville County on June 26, 1978 in the original amount of \$40,500.00.



which has the address of 411 South Almond Drive Simpsonville
[Street] [City]
S. C. 29681 (herein "Property Address");
[State and Zip Code]

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 seized 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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