STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. H. T. VARNER AND KATTIE MAE N. VARNER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

BANKERS TRUST OF SOUTH CAROLINA,

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for texts, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaic debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truty paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has gransed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or tot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Cerolina, County of Greenville, known as Lot 6-E on plat of Sanford L. Lindsey property in Plat Book MM, at Page 6, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Greenbriar Drive at the corner of Lot No. 5 and running thence S. 48-30 E. 396 feet to an iron pin; thence N. 34-12 E. 132.8 feet to an iron pin; thence along the line of Lot 6-D N. 48-30 W. 380 feet to an iron pin on the southeastern side of said Drive; thence with said Drive S. 41-30 W. 131.8 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of J. Odell Shaver dated April 5, 1961, and recorded on April 10, 1961, in the RMC Office for Greenville County in Deed Book 671, at Page 434.

It is agreed and understood that this mortgage shall be second and junior in lien to a first mortgage given to First Federal Savings and Loan Association dated April 10, 1961, and recorded on April 10, 1961, in the RMC Office for Greenville County in Mortgage Book 854, at Page 345.

P.B. 11218

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Together with all and singular rights, members, herditaments, and oppurtagances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants trizt it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomspever tawfully claiming the same or any part thereof.

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