

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Antel Varas and Betty A. Varas

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

R. N. WARD

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

TWENTY THOUSAND - - - - - Dollars (\$20,000.00) due and payable in monthly instalments of ONE HUNDRED AND FIFTY (\$150.00) Dollars, commencing on May 1, 1969, and continuing on the first day of each and every month thereafter until paid in full with interest thereon from March 15, 1969,

March 15, 1969
with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid monthly

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 taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid 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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"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 in the City of Greenville, and on the North side of West (South) Prentiss Avenue, and being known and designated as Lot No. 7 of Block "D", of the O. F. Mills property as shows on plat duly recorded in the office of the Register of Mesne Conveyances, in and for said County and State, in Plat Book "C", at page 176, and having the following metes and bounds, to-wit:

BEGINNING At an iron pin on North said of said West Prentiss Avenue, corner of Lot No. 6 said plat, and running thence N. 44-33 E. one hundred and thirty-five (135) feet to the rear of Lot No. 2; thence with joint rear lines of Lots Nos. 2 and 7 N. 45-27 E. one hundred and twenty-six (126) feet to an iron pin in line of Lot No. 1, now or formerly L. A. Mills property; thence with said line S. 22-18 E. ninety-three and eight-tenths (93.8) feet to an iron pin corner of Lot No. 6; thence with line of Lot No. 8 S. 44-33 W. forty eight and three-tenths (48.3) feet to West Prentiss Avenue; thence with North side of West Prentiss Avenue S. 45-27 W. Ninety and five-tenths (90.5) feet to the point of beginning and being the same lot conveyed by mortgage to mortgagee this date, and this mortgage is given to secure a portion of the purchase price of said Lot.

The mortgagors agree to insure and keep continuously insured the buildings on said premises against fire, tornado, and lightning and wind in an amount of not less than twenty thousand dollars, with mortgage clause in favor of the mortgagee and his assigns.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, 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 Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.