

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 22 4 50 PM '73
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE BOOK 1293 PAGE 539
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Dennis C. Varner and Suzanne P. Varner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Roy C. Poole & Hilda Allen Poole

(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 FIVE THOUSAND AND NO/100 Dollars (\$ 5,000.00) due and payable

with interest thereon from date at the rate of Six (6) per centum per annum, to be paid: as set forth in promissory note of even date;

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 accounts 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, ~~his~~ their heirs 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, on the Western side of Basswood Drive and being known and designated as Lot 82 on a plat of Hillsborough, Section 2, prepared by Jones Engineering, November, 1970, and recorded in the RMC Office for Greenville County in Plat Book 4 F, Page 51, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Basswood Drive at the joint front corner of Lots 81 and 82 and thence with the joint line of said lot South 57-24 West 140 feet to an iron pin at the joint rear corner of Lots 81 and 82; thence with the joint line of Lots 77, 78 and 82 North 32-36 West 110 feet to a point at the joint rear corner of Lots 82 and 83; thence with the joint line of Lots 82 and 83 North 57-24 East 140 feet to a point on the Southwest side of Basswood Drive, at the joint front corner of Lots 82 and 83; thence with the Southwest side of Basswood Drive South 32-36 East 110 feet to the point of BEGINNING.

The above described property is the same acquired by the Mortgagors herein by deed of Charles W. Ashworth and Lynn K. Ashworth dated June 4, 1973 and recorded in Deed Book 976 Page 128, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record, and actually existing on the ground affecting said property.

This is a second mortgage, second only to mortgage given to First Federal Savings and Loan Association of Mauldin, S. C.



Together with all and singular rights, members, heritaments, 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, ~~his~~ their 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.

RECORDED

4328 RV.2