

GREENVILLE CO. S.C.

REAL ESTATE MORTGAGE

State of South Carolina,

BOOK 1433 PAGE 205

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We, the said PAUL J. VARELLO and A. ANN VARELLO hereinafter called Mortgagor, in and by our certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of TWELVE THOUSAND & 00/100 Dollars (\$12,000.00), with interest thereon payable in advance from date hereof at the rate of 9 % per annum; the principal of said note together with interest being due and payable in (2) Two equal installments, the first installment of Six Thousand & 00/100 (\$6,000.00) Dollars, together with accrued interest due on or before February 21, 1979; and the second and final installment of Six Thousand & 00/100 (\$6,000.00) Dollars together with accrued interest due on or before February 21, 1980.

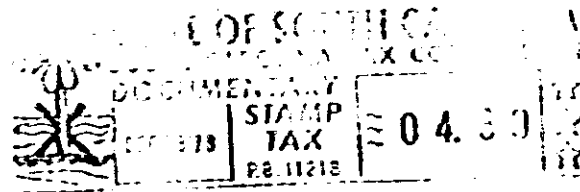
The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of \_\_\_\_\_% per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit: 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 being shown as Lot 6 on a plat of Strathmore recorded in the REC Office for Greenville County in Plat Book 4N at Page 57 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of Strathmore Drive, joint front corners of Lots 5 & 6 and running along the northern edge of



Strathmore Drive S. 87-01 W. 141 feet to a point; thence S. 82-29 W. 59 feet to a point, joint front corners of Lots 6 & 7; thence running N. 16-06 W. 603.3 feet to a point; thence N. 39-04 E. 144.4 feet to an iron pin; thence 25 feet to an iron pin in the center line of Brushy Creek, which creek is the property line, the traverse of which is S. 2-35 W. 140.5 feet; S. 24-58 E. 160 feet; N. 68-42 E. 225 feet; thence along the joint line of Lots 5 & 6 S. 0-35 E. 473.1 feet to the point of beginning.

This is the same property conveyed to Grantor herein by Deed of Amonda M. Hancock dated February 8, 1976, and recorded in the REC Office for Greenville County, South Carolina in Deed Book 1073 at Page 575 on February 13, 1978.

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