

GREENVILLE, S.C.
DEC 3 1 15 PM '79
R.M.C. HARRISLEY

BOOK 1490 PAGE 147

MORTGAGE

THIS MORTGAGE is made this 26th day of NOVEMBER, 1979, between the Mortgagor, CHARLES V. VARNER

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

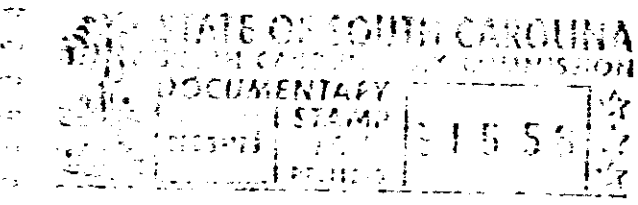
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-EIGHT THOUSAND EIGHT HUNDRED THIRTEEN AND 19/100 (\$38,813.19) Dollars, which indebtedness is evidenced by Borrower's note dated NOVEMBER 26, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on DECEMBER 2008.....;

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:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 20 on plat of Gray Fox Run prepared by C.O. Riddle, dated November 6, 1975, and revised March 4, 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-P at page 16, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the cul-de-sac of Cavendish Close at the joint front corner of Lots 20 and 21 and running thence along the common line of said lots, S. 61-35 W. 142.5 feet to an iron pin; thence N. 2-36 E. 141.1 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence along the common line of said lots S. 87-24 E. 135.4 feet to an iron pin at the joint front corner of said lots on the western side of the cul-de-sac of Cavendish Close; thence with Cavendish Close, S. 43-01 W. 16 feet to an iron pin; thence still with Cavendish Close, S. 5-29 W. 55.8 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of William R. Gilley and Bonnie Jean M. Gilley dated November 9, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1115 at page 375.



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which has the address of (LOT 20) 10 Cavendish Close Taylors, S.C. 29687 (herein "Property Address");
(Street) (City) (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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