

(#6238)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
3 47 PM '81
DANKERSLEY
R.M.C.

MORTGAGE 1531 1313
OF
REAL PROPERTY

THIS MORTGAGE, executed the 25th day of September 19 81 by
JOSEPH A. ESPOSITO and ELIZABETH J. ESPOSITO (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
102 South Main Street, Greenville, South Carolina 29602

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order
to secure the payment of a promissory note including any renewal, extension or modification thereof
(hereinafter referred to as the "Note"), dated September 25, 1981, to Mortgagee for the principal
amount of Twenty Three Thousand Seven Hundred Fifty and 40/100 Dollars, plus interest thereon
and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances
that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal,
extension or modification thereof or evidenced by any instrument given in substitution for said Note,
Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of
Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and
assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or lot of land with the buildings and improve-
ments thereon, lying and being on the westerly side of Sandy Creek Court,
near the City of Greenville, South Carolina, and being designated as Lot No.
264, Map No. 1, Section One, Sugar Creek, as recorded in the RMC Office for
Greenville County, South Carolina, in Plat Book 5-D, page 18, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Sandy Creek Court, joint
front corner of Lots No. 264 and 265 and running thence along said Court
N. 26-15-10 E. 116.60 feet to an iron pin, joint front corner of Lots No.
263 and 264; thence along the common line of said lots N. 57-30-28 W.
135.69 feet to an iron pin in the rear line of Lot No. 259; thence
S. 35-52-49 W. 133.22 feet to an iron pin, joint rear corner of Lots No.
264 and 265; thence along the common line of said lots S. 63-44-50 E.
157.17 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of
Charles A. Kurtz and Helen T. Kurtz dated and recorded August 4, 1977,
in the RMC Office for Greenville County, South Carolina, in Deed Book
1061, page 867.

This mortgage is junior and subordinate to that certain mortgage given
by Cothran & Darby Builders, Inc. to First Federal Savings and Loan
Association in the face amount of \$50,000.00 recorded in the RMC Office
for Greenville County, South Carolina, on January 10, 1975, in Mortgage
Book 1331, page 235.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
OCT 1 - 21
STAMP
TAX
09.52
RS 1219

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in
any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all
fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in
any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or
assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that
Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the
Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further
covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs,
successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully
claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee,
that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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