

RECORDED  
OCT 2 2 40 PM '81  
JOHN E. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 2 day of October, 1981, between the Mortgagor, Charles J. Poisella and Barbara A. Poisella (herein "Borrower"), and the Mortgagee, First National Bank of SC, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 225, Columbia, SC 29202 (herein "Lender").

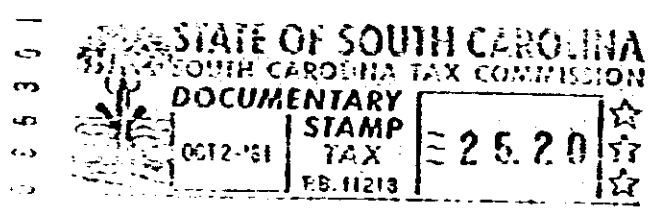
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Three Thousand & 00/100 (\$63,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 2, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2011.

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, with buildings and improvements thereon, lying and being on the southerly side of Sweetwater Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 475 on plat of Sugar Creek, Map 2, Section 2 as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7X at Page 19 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sweetwater Road, said pin being the joint front corner of Lots 475 and 476 and running with the common line of said lots S. 36-38-12 E. 105.97 feet to an iron pin at the joint corner of Lots 475, 476 and 477; thence with the common line of Lots 475 and 477 S. 13-25-23 W. 58.41 feet to an iron pin at the joint corner of Lots 475, 477 and 478; thence with the common line of Lots 475 and 478 S. 33-51-32 W. 61 feet to an iron pin at the joint rear corner of Lots 474 and 475; thence with the common line of said lots N. 36-38-12 W. 163.84 feet to an iron pin on the southerly side of Sweetwater Road; thence with the southerly side of Sweetwater Road N. 53-21-48 E. 102.29 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors herein by Deed of Cothran & Darby Builders, Inc. dated October 2, 1981 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1156 at Page 150.



which has the address of 403 Sweetwater Road Greer (City) SC 29651 (State and Zip Code) (herein "Property Address");

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 seised 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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