

FIRST NATIONAL BANK OF S.C. FULLY PAID AND REGISTERED THIS 20th DAY OF JANUARY, 1983. *Supervisor of Deeds*
Richard McNamee
1820
GCTO
090
4.0000

STATE OF SOUTH CAROLINA S.C.
COUNTY OF GREENVILLE
GREENVILLE
R.M.C.

RECORDED
INDEXED
18.00
MORTGAGE OF REAL PROPERTY BOOK 79 539

THIS MORTGAGE, executed the 13th day of October 1982 by Kenneth C. Cosgrove & Sarilla B. Cosgrove (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P.O. Box 2568, Greenville, S.C. 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 October 13, 1982, to Mortgagee for the principal amount of One Hundred Twenty Thousand and No/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 tract of land, together with all improvements thereon in the County of Greenville, State of South Carolina on the northern side of South Carolina Highway 291 and having, according to a plat entitled "Property of Kenneth C. Cosgrove and Sarilla B. Cosgrove" as recorded in Plat Book at Page in the RMC Office for Greenville County, S.C., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of S.C. Highway 291 By-Pass, said pin being approximately 970.75 feet from the intersection of Worley Rd. and S.C. Highway 291 By-Pass, running thence N. 15-29 W. 171.7 feet to an iron pin; thence S. 87-31 E. 250.5 feet to an iron pin; thence S. 15-24 E. 55.4 feet to an iron pin; thence S. 65-12 W. 241.4 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Southeastern Petroleum Sales Corporation as recorded in Deed Book 1140 at Page 649 on January 13, 1981 and by deed of Kenneth C. Cosgrove to Sarilla B. Cosgrove as recorded in Deed Book 1146 at Page 307 on April 15, 1981.

ALSO:

All that piece, parcel or lot of land lying and being situated in the County of Greenville, State of South Carolina, being shown and designated as Pt. Lot 1 on plat entitled "Property of Kenneth C. Cosgrove and Sarilla B. Cosgrove" as recorded in Plat Book at Page in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of said property at the intersection of Michael Drive and White Horse Road (S.C. Highway 250) running thence N. 84-30 E. 29.6 feet to an iron pin; thence S. 41-45

** Continued on back

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging 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 Mortgagee is lawfully seized of the Property in fee simple absolute, that Mortgagee 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. Mortgagee 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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

RECORDED
INDEXED
18.00

RECORDED
INDEXED
18.00