

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 23 10 50 AM '81

WHEREAS, <sup>JOHN R. LISTER</sup> ALLEN R. LISTER and ELIZABETH P. LISTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.D. McDONALD and LILLA McDONALD

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Twenty-Two Thousand Five Hundred and No/100** Dollars, \$ 22,500.00 due and payable as per the terms of that promissory note of May 28, 1981

with interest thereon from date at the rate of **12%** per centum per annum, to be paid monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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**

ALL that certain piece, parcel or tract of land, with all improvements thereon situate, lying and being in Greenville County, South Carolina, on the eastern side of Staunton Bridge Road and having the following metes and bounds according to a plat thereof entitled "Property of Lilla & J.D. McDonald" dated November, 1974 revised April 26, 1977, prepared by C.O. Riddle, R.L.S., recorded in the RMC Office for Greenville County in Plat Book 6D at Page 4:

BEGINNING at an iron pin on the eastern side of Staunton Bridge Road at the southwestern corner of property now or formerly owned by W.D. Knight, said point lying 480 feet south of White Horse Road, and thence leaving the eastern side of Staunton Bridge Road and running with line of said Knight property, S. 42-00 E. 456 feet to an old iron pin on the line of property now or formerly owned by H.L. Rosamond; thence with the line of said Rosamond property, S. 16-00 W. 74.6 feet to an old iron pin; thence continuing with the line of said Rosamond property, S 16-12 W. 167 feet to a point; thence continuing with the line of said Rosamond property, S. 16-12 W. 131.1 feet to an old iron pin on the line of property now or formerly owned by Martha G. Palmer; thence with the line of said Palmer property, N. 63-47 W. 198.8 feet to an old iron pin at the corner of property now or formerly owned by Allen R. Lister; thence with the line of said Lister property, N. 64-21 W. 291 feet to an iron pin; thence continuing with the line of said Lister property, N. 64-21 W. 17.3 feet to an old iron pin on the eastern side of Staunton Bridge Road; thence with the eastern side of Staunton Bridge Road, N. 36-27 E. 101.55 feet to an iron pin at the corner of property now or formerly owned by Cox; thence leaving the eastern side of Staunton Bridge Road and running with the line of said Cox property, S. 71-21 E. 19.1 feet to an iron pin; thence continuing with the line of said Cox property, N. 29-38 E. 26.45 feet to an iron pin; thence continuing with the line of said Cox property, N. 29-38 E. 108.8 feet to an iron pin; thence continuing with the line of said Cox property, N. 17-06 E. 172.1 feet to an iron pin on the eastern side of Staunton Bridge Road; thence with the eastern side of Staunton Bridge Road, N. 26-29 E. 62.55 feet to an iron pin; thence continuing with the eastern side of Staunton Bridge Road, N. 26-30 E. 70 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by the mortgagees herein as recorded in Deed Book 1148 at Page 247, in the RMC Office for Greenville County, S.C., on May 28, 1981.

together with all and singular rights, interests, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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