

MORTGAGE OF REAL ESTATE -
C.O.S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 31 3 11 PM '82
MORTGAGE OF REAL ESTATE
BY ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1566 PAGE 825

WHEREAS, ROBBIE R. JAMES and JAMES E. HOWARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANNETTE G. LISTER

(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

--TWO THOUSAND, NINE HUNDRED, TWENTY AND NO/100----- Dollars (\$2,920.00) due and payable

in 12 equal monthly installments of \$259.45 per month for principal and interest at 12%. Payments to begin 30 days from date of closing.

with interest thereon from date at the rate of 12% per centum per annum, to be paid as stated above.

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:

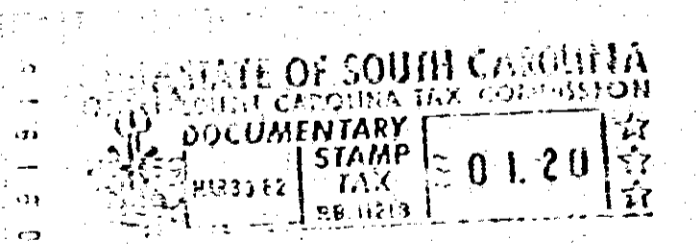
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville: containing 0.83 acres, more or less, as is described more fully on Plat for Robbie R. James and James E. Howard, dated March, 1982 and recorded in the Greenville County RMC Office in Plat Book 8 Y, Page 66. Said Plat is specifically referred to for a more complete property description.

ALSO, that tract of land containing 1.63 acres, more or less, as is shown more fully on Plat for John N. Page and Lillie Mae B. Page, dated June, 1981, and recorded in the Greenville County RMC Office in Plat Book 8 Y, Page 65; however, reserving unto the Grantor, her heirs and assigns forever, right of ingress and egress over that 20 foot easement lying parallel and adjacent to the Northern boundary of the above described 1.63 acre tract of land and having the metes and bounds as are shown on said referred to Plat. Said Plat is specifically referred to for both property description and description of the easement reserved unto the Grantor.

DERIVATION: See Deed of C.L. Lister et al dated January 24, 1979, and recorded in Greenville County RMC Office in Deed Book 1095, at Page 916.

NO TITLE SEARCH.

NOTED ----- 2 MR30 82 030



4-20C1

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

5
2
8
0

4328 RV-2