

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
FILED  
FEB 3 11 21 AM '83  
DONNIE E. TANNERSLEY  
RMC

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James M. Lister and Judy H. Lister,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Sharonview Federal Credit Union, Post Office Box 32414, Charlotte, NC 28202  
(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 Thirty-Three Thousand and No/100-----  
----- Dollars (\$33,000.00 ) due and payable

according to the terms and provisions of the note which which mortgage secures, dated January 28, 1983,

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, in Chick Springs Township, about two miles southwest of Greer, on the north side of West Road, and having the following courses and distances, to-wit:

BEGINNING on a stake in the West Road, the southeast corner of lot conveyed by Keith Smith to George Kenneth Reid by deed recorded in Deed Book 611, Page 104, Greenville County RMC Office and running thence with the rear line of Reid lot, N. 21-11 E. 16 feet to an iron pin on the north bank of said West Road; thence continuing with the same course for a total distance of 172 feet to pin, the northeast corner of the Reid lot; thence with the continuation of the north line of Reid lot, S. 70-21 E. 175 feet to an iron pin on the line of the former James property; thence with said line, S. 34-20 W. 210 feet to a nail and cap in the center of West Road; thence with the said road, N. 56-20 W. 130.3 feet to the beginning corner and containing 63/100 of one acre, more or less.

This is the same property conveyed to the mortgagors herein by deed of Gary R. Peahuff dated September 3, 1976, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1042, at Page 485.

If all or any part of the property or an interest therein is sold or transferred by borrowers without lender's prior written consent, excluding: (a) The creation of a lien or encumbrance subordinate to this mortgage; (b) The creation of a purchase-money security interest for household appliances; (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant; or (d) the grant of any leasehold interest of three (3) years or less not containing an option to purchase, lender may, at lender's option, declare all the sums secured by the mortgage to be immediately due and payable.

FEE 3.83 002

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
FEB 3 1983  
\$ 13.20

Together with all and singular rights, members, 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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