

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Phillip D. Lister

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carla 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 AND 00/100ths----- Dollars (\$ 2,000.00) due and payable

with interest thereon from June 1, 1984 at the rate of Ten per centum per annum, to be paid:
Entire sum of principal and interest due and payable not later than August 22, 1987.

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:

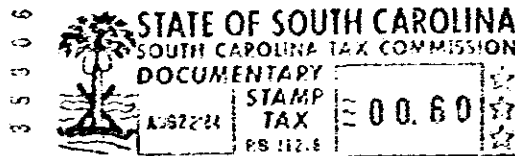
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, located approximately 8 miles north of the City of Greer, containing 1.2 acres, and designated as Lot #3 on plat of "Property of Dr. M. L. Lanford", prepared by W. M. Willis, Engineers, on January 29, 1975, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Old Buncombe Road, joint front corner of Lots 3 and 2, and running thence N. 63-45 W., 89 feet to a point; thence continuing along Old Buncombe Road, N. 66-30 W., 51 feet to an iron pin; thence N. 26-30 E., 375 feet to an iron pin; thence S. 62 E., 140 feet to an iron pin at the joint rear corner of Lots 3 and 2; thence running along the joint line of said Lots, S. 26-30 W., 372 feet to the point of beginning.

BEING a portion of the property conveyed to Phillip D. Lister by deed of Geneelia D. Parker, recorded November 12, 1976, in Deed Book 1046, Page 62, RMC. Office for Greenville County.

This instrument shall be a third mortgage subject to a second mortgage of Bankers Trust of South Carolina recorded July 10, 1984, in Mortgage Book 1672 at Page 7 and to Greer Federal (now First Federal) Savings & Loan recorded in Mortgage Book 1382 at page 824.



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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 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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