

GREENVILLE CO. S. C.
JAN 20 8 44 AM '81
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1530 PAGE 548

THIS MORTGAGE is made this 19th day of January, 1981, between the Mortgagor, David H. Lister, Jr. and Patsy C. Lister (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Six Thousand and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated January 19, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1st, 1987;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE State of South Carolina: on the southern side of Matt Wood Lake Road, being known and designated as a one-half acre lot, as shown on a plat of "Property of David H. Lister, Jr. and Patsy C. Lister" dated July 2, 1969, prepared by R.B. Bruce, R.L.S., and recorded in the RMC Office for Greenville County in Plat Book 4-B at page 129, reference to said plat hereby pleaded, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin 450 feet from the intersection of Matt Wood Lake Road and Highway No. 14, and running thence down the southern side of Matt Wood Lake Road, S. 81-22 E. 100 feet to an iron pin; thence S. 8-38 W. 210 feet to an iron pin; thence N. 8-22 W. 100 feet to iron pin; thence N. 8-38 E. 210 feet to the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of Thoms T. and Wilma H. Curtis, recorded in the RMC Office for Greenville County on July 3, 1969, in Deed Book 871 at page 190.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY SOUTH CAROLINA
DOCUMENTARY
STAMP
JAN 20 1981

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which has the address of 106 Matt Wood Lake Road, Greer, S.C. 29651 (herein "Property Address"); (Street) (City) (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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