

Rt. 1, Old Colony Road, Taylors, SC 29687
MORTGAGE OF REAL ESTATE

BOOK 1544 PAGE 265

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S. C. MORTGAGE OF REAL ESTATE

RECORDED
JUN 26 AM '81
W. C. WILKINSON
RECORDER

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Marcia R. Brucke

(hereinafter referred to as Mortgagor) is well and truly indebted unto Boyd C. Lister and Sybil L. 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

Twenty-three Thousand, Eighty-four and 72/100ths Dollars (\$23,084.72) due and payable

with interest thereon from June 22, 1981 at the rate of eight (8) per centum per annum, to be paid: as set forth in said note.

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, being shown as 5.42 acres on a survey prepared for Billy J. Brucke and Marsha R. Brucke, prepared by W. R. Williams, Jr., Surveyor, dated August 20, 1979, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin approximately 226 feet from the intersection of Brown Drive and Gap Creek Road and running thence along Brown Drive S 31-45 W 460.95 feet to a point; thence continuing with the curve of Brown Drive the following metes and bounds S 44-02 W 81.4 feet, S 59-05 W 92 feet, S 77-17 W 92 feet, N 84-30 W 92.1 feet, N 66-27 W 92.1 feet, and N 57-28 W 50 feet; thence leaving Brown Drive and running with the common line of property now or formerly owned by Lister N 37-05 E 290.8 feet to a point; thence with the common line of property now or formerly owned by Dedmont N 30-19 E 519 feet to an iron pin; thence with property now or formerly owned by Campbell S 46-41 E 341.91 feet to an iron pin on Brown Drive being the point of beginning.

DERIVATION: This being a portion of the same property conveyed to Mortgagor herein by deed of Boyd C. Lister and Sybil L. Lister, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1149, Page 996, on June 16, 1981.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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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 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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