

State of South Carolina )

Mortgage of Real Estate

County of Greenville )

THIS MORTGAGE is dated

July 3 1984  
by 10 4:23 S.C.  
DUNN

THE "MORTGAGOR" referred to in this Mortgage is Phillip Dean Lister

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is

P.O. Box 248, Columbia, S.C. 29202

THE "NOTE" is a note from Phillip Dean Lister

to Mortgagee in the amount of \$7,000.00, dated July 3, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is July, 1992. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under

paragraph 13 below, shall at no time exceed \$7,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

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 Buncomb 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 Buncomb 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, R.M.C. Office for Greenville County.

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STATE OF SOUTH CAROLINA  
RECORDS & DEEDS COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
JUL 10 1984  
02.10

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference hereto);

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