

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1382 PAGE 824

THIS MORTGAGE is made this 12th day of November, 19 76,
between the Mortgagor, Phillip Dean 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").

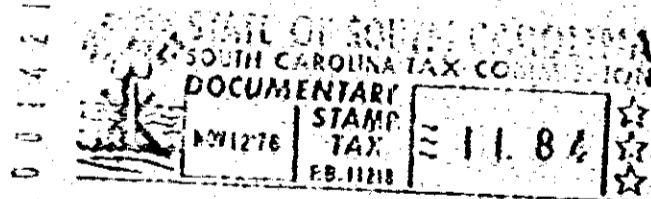
WHEREAS, Borrower is indebted to Lender in the principal sum of ---TWENTY-NINE THOUSAND SIX HUNDRED & 00/100 (\$29,600.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2006;

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:

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, 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, to be recorded in Plat Book , Page , R.M.C. Office for Greenville County, 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 the same property conveyed to Phillip Dean Lister by deed of Geneelia D. Parker, dated November 12, 1976, to be recorded herewith in the R.M.C. Office for Greenville County.



which has the address of Rt. 1, Highway #290, Taylors, S. C. 29687
(Street) (City)
(herein "Property Address");
(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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