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FILEO GREENVILLE CO. S.C.

VCL 1471 MGE 412

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JUN 28 12 15 PH '79_{MORTGAGE OF REAL ESTATE}

OONNIE S. TANATO SUBY WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, JERRY T. LISTER and STEPHEN F. LISTER REALTY COMPANY, A PARTNERSHIP,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

KENNETH W. PACE and wife, JEAN H. PACE,

(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

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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

ALL Those LOTS of land in the State of South Carolina, County of Greenville, being known and designated as LOTS Numbers 26 and 27 as shown on plat of North Hampton Acres, recorded in Plat Book YY at Page 63, in the R.M.C. Office for Greenville County, and described as follows:

BEGINNING at an iron pin on the eastern side of Falcon Drive, joint front corner of LOTS 25 and 26, and running thence with line of LOT 25, North 79-53 E. 255 feet to an iron pin; thence South 2-21 E. 148.1 feet to an iron pin, joint rear corner of LOTS 26 and 27; thence South 17-20 E. 170.2 feet to iron pin on Reid School Road; thence with said Reid School Road South 72-40 W. 25.8 feet to iron pin; thence continuing with said Road South 70-06 W. 155.8 feet to iron pin; thence with the curve of the intersection of Reid School Road and Falcon Drive; thence Worth 66-46 W. 29.2 feet to iron pin on Falcon Drive; thence with said Falcon Drive, North 23-38 W. 177.5 feet to iron pin; thence continuing with said Drive North 16-53 W. 96.3 feet to iron pin; thence North 10-07 W. 61.2 feet to the point of beginning.

Being a portion of that property recorded in deed in Deed Book 681 at Page 22, in the R.M.C. Office for Greenville County.

This property is conveyed subject to restrictive covenants recorded in Deed Book 695 at page 185 and Deed Book 719 at Page 109 in the R.M.C. Office for Greenville County.

This is a purchase money mortgage given to secure a portion of the consideration paid for the above property.

Being the identical property conveyed to the Mortgagor by deed of even date to be recorded simultaneously herewith, by deed of Hortgages.

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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 reats, 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 of any 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 un to the Mortgagee, its heirs, successors and assigns, forever.

The Mostragor 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 Mostgagor further covenants to warrant and forever defend all and singular the said premises unto the Mostgagoe forever, from and against the Mostgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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