

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, BILLY JAMES 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 Six Thousand Two Hundred and No/100 - - - - -

----- Dollars (\$ 6,200.00) due and payable
in two hundred forty (240) equal monthly installments of Fifty-three and
81/100 (\$53.81) Dollars,

with interest thereon from May 1, 1977 at the rate of 8 1/2% per centum per annum, to be paid:

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, in Oneal Township, being known and designated as Lot 11 on a plat recorded in the Register of Mesne Conveyances for Greenville County in Plat Book 4H at Page 115 and having according to said plat the following metes and bounds:

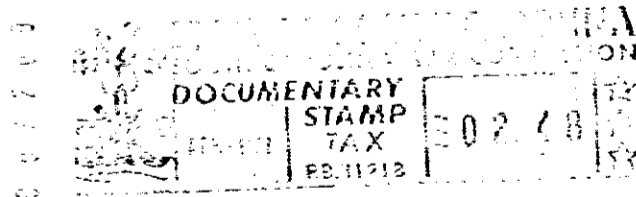
BEGINNING at an iron pin on Oneal Church Street at the joint corner of Lots 10 and 11 and running thence with the common line of Lots 10 and 11, S. 16-14 E. 164 feet to an iron pin; turning and running thence with the common line of Lots 8 and 11, S. 76-55 W. 150 feet to an iron pin; turning and running thence with the common line of Lots 11 and 12, N. 16-14 W. 172 feet to an iron pin at the edge of Oneal Church Street; turning and running thence along the edge of Oneal Church Street, N. 80-12 E. 150 feet to the point of beginning.

This property is conveyed subject to all restrictions, easements, and rights-of-way existing and affecting said property.

This is the property conveyed to the grantors herein by deed dated March 8, 1969, and recorded in the R. M. C. Office for Greenville County in Deed Book 865, at Page 500.

The grantee will pay the 1977 property taxes.

This mortgage constitutes a second mortgage on the above described property which is secondary to the mortgage of Greer Federal Savings and Loan Association dated April 8, 1977, showing a principal balance of \$24,800.00.



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 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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