FEB 3 3 57 PM 1950

First Mortgage on Real Estate

MORTGAGE R. M.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, DALE GROOM,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, on February 1, 1971,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as Lot No. 33 on plat of property of Greenville Motor Boat Club, Inc. made by Dalton & Neves, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at a point on Scout Road, corner of Lot No. 34 and running thence S. 20-09 E. 196 feet to a point on high water mark of Saluda River; running thence in a Southwesterly direction with highwater mark as the line 172 feet, more or less, to the corner of Lot No. 32; thence with the line of Lot No. 32, N. 16-47 E. 210 feet to Scout Road; thence with the curve of Scout Road, the chord of which is N. 53-10 E. 50 feet, to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of The Greenville Motor Boat Club, Inc., dated March 24, 1950, and recorded in the R. M. C. Office for Greenville County in Deed Book 481 at page 219.