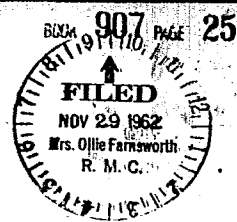


MORTGAGE



STATE OF SOUTH CAROLINA, County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

L. A. Tibbits and Grace L. Tibbits, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRYON FEDERAL SAVINGS AND LOAN ASSOCIATION OF TRYON, N. C. (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

Fifteen Thousand One Hundred Sixty-Seven and No/100. DOLLARS (\$ 15,167.00), with interest thereon from date at the rate as specified in said note, said principal and interest to be repaid as therein stated, and

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;

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 those certain two lots or parcels of land in the Lake Lanier subdivision, Glassy Mountain Township, Greenville County, South Carolina, lying, being and situate on the east side of East Lake Shore Drive and being known and delineated as lots No. 71 and 72 on plat of Lake Lanier Development, made for Tryon Development Company by George Kershaw, G. E., dated 1925 and duly recorded in the R. M. C. Office for Greenville County. Reference is hereby made to the above mentioned plat for a more particular description, also:

All its right, title and interest in and to all that piece or parcel of land with the improvements thereon, and all privileges and appurtenances pertaining thereto, situate, lying and being in Greenville County, South Carolina, on the shore of what is known as Lake Lanier, and lying between East Lake Shore Drive and Lake Lanier, and approximately opposite Lots Nos. 69 and 70 as shown on Plat No. 1 of the Tryon Development Company, known as Lake Lanier, made by George Kershaw, G. E., part of said plat being duly entered of record in the R. M. C. Office for Greenville County, South Carolina, in plat book "G", at page 41. There is located on the property herein conveyed a boat house and wharf, the same being enclosed by a fence, and being the same property used by the late George H. Holmes, Sr. and Marie W. Holmes, and G. H. Holmes, Jr., Helene S. Holmes, Laurence Holmes and Mrs. Laurence Holmes, as a lake site for boating and swimming and as an adjunct and appurtenances to other properties owned by them in the development known as Lake Lanier, being the same property conveyed to Lanier Realty Company by W. H. Wilson and Kate B. Wilson by deed dated July 26, 1956 and recorded in the R. M. C. Office for Greenville County and being more particularly described as follows:

Beginning at an iron pin on the south side of East Lake Shore Drive (said iron pin bearing S. 31-07 W. 29.9 feet from the front corner of lots 71 and 72 in the Lake Lanier Subdivision) running thence S. 30-39 W. 9.3 feet to an iron pin at the edge of the waters of Lake Lanier; running thence along the edge of the waters of Lake Lanier N. 66-24 W. 24.7 feet to a stake; running thence S. 51-24 W. 70.4 feet to a stake on the edge of the waters of Lake Lanier; running thence N. 49-02 W. 25.5 feet to an iron pin at the edge of the waters of Lake Lanier; running thence N. 39-26 E. 16.8 feet to an iron pin on the south side of East Lake Shore Drive; running along the south side of East Lake Shore Drive S. 60-16 E. 50.9 feet to an iron pin, being the point of beginning.

Reference is made to plat for Lanier Realty Company by H. B. Frankfield, Jr., dated June 25, 1956. Reference is also made to plat made for Tryon Development Company by George Kershaw, G. E., dated 1925 and duly recorded in the R. M. C. Office for Greenville County.