

POB 970
Tryon, NC 28782

REC-1530 PAGE 106

MORTGAGE

STATE OF SOUTH CAROLINA.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LARRY DURHAM AND
WANDA B. DURHAM, HIS WIFE

(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

Fifty-two thousand and no/100 -----

DOLLARS (\$) 52,000.00), 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 that piece, parcel or lot of land in Glassy Mountain Township, Greenville County, South Carolina, lying and being and situate on the East side of East Lake Shore Drive, and being known and delineated as Lot Numbers 71 and 72 on Plat of Lake Lanier Development, made for Tryon Development Company by George Kershaw, C. E. dated 1925 and duly recorded in the RMC Office for Greenville County, reference being hereby made to the above mentioned plat for a more particular description.

Also, all my 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 lot numbers 69 and 70 as shown on Plat No. 1 of the Tryon Development Company, known as Lake Lanier, made by George Kershaw, C. E. part of said plat being duly entered of record in the RMC Office for Greenville County in Plat Book "G" at Page 41. There is located on the property herein conveyed a boat house and warf, 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., Helen S. Holmes, Laurence Holmes and Mrs. Laurence Holmes as a lake site for boating and swimming and as an adjunct and appurtenance 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 RMC 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) and running thence S. 30 39 W. 9.3 feet to an iron pin at 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 North 49.02 W 25.5 feet to an iron pin at the edge of the waters of Lake Lanier; running thence North 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 South 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. Frankenfield, Jr., dated June 25, 1956. Reference is also made to plat made for Tryon Development Company by George Kershaw, C. E., dated 1925 and duly recorded in the RMC Office for Greenville County.