

Mortgagee's mailing address is: P.O. Box 1518, Tryon, N.C. 28782

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.  
JAN 26 4 05 PM '81  
ANNERSLEY  
S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

27413 DMC L.H.  
Larry & Wanda Durham  
624 01-4-80  
624 01-4-80

TO ALL WHOM THESE PRESENTS MAY CONCERN: LARRY DURHAM AND WANDA DURHAM

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

WHEREAS, the Mortgagor is well and truly indebted unto The Northwestern Bank of Tryon, North Carolina

(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 Four Thousand and no/100ths

DOLLARS (\$4,000.00 ).

with interest thereon from date at the rate of 14 per centum per annum, said principal and interest to be repaid:

Monthly installments of Ninety Three and 02/100ths (\$93.02) Dollars for sixty (60) consecutive months including principal and interest at the rate of 14%.

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,

ALL that piece, parcel or lots of land in Glassy Mountain Township, Greenville County, State of South Carolina and in the subdivision known as Lake Lanier and designated upon the plat of property of Tryon Development Company which is duly recorded in the Office of the RMC for Greenville County and shown as Lot 73 and 74 and recorded in Plat Book G at Page 41, and according to said plat, having the metes and bounds as shown on said plat.

ALSO an easement in, for the purposes hereinafter set forth, that certain piece, parcel or lot of land on Lake Lanier Shore Line and more particularly described as follows:

BEGINNING at an iron pin on the southwestern margin of Lake Shore Drive said pin being located South 0 degrees 30 minutes West 40.8 feet from an iron pin located in the north margin of Lake Shore Drive and indicated as PC 29+171-1 on the Official Plat of the Holmes Hill Section - Lake Lanier; and running thence with the margin of said road South 48 degrees 45 minutes East 20 feet to an iron pin; thence South 41 degrees 15 minutes West to the shore line; thence along the margin of said shore line a distance of about 20 feet to a stake; thence North 41 degrees 15 minutes East to the BEGINNING.

Said easement being granted for the purposes of a right-of-way to and from said Lake Lanier and for the further purposes and privileges of constructing and maintaining a boathouse on said site.

This being the same property conveyed to the Mortgagors by deed of Glenn Othar Thompson and Patricia Henson Thompson, dated May 16, 1980 and recorded in Deed Book 1126 at Page 279, Office of RMC for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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