

MORTGAGE

STATE OF SOUTH CAROLINA.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES B. PRUITT AND
TEDDY J. PRUITT, 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 Sixty-three thousand, six hundred forty-four and 19/100 -----
DOLLARS (\$) 63,644.19), 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:

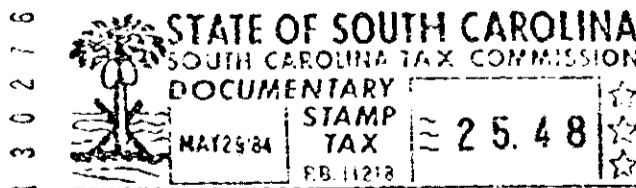
All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Crabapple Drive (now known as Cunningham Circle), being shown and designated as Lot No. 25 on a plat of Cunningham Acres, Section No. 3, made by C. O. Riddle, Surveyor, dated April 8, 1971, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-N, at page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Crabapple Drive (Cunningham Circle) at the joint front corners of Lots Nos. 24 and 25 and running thence along the common line of said lots, S 3-10 E. 165.08 feet to an iron pin on the line of Lot 13; thence along the line of said lot, S 86-50 W. 64.0 feet to an iron pin at the joint rear corners of Lots 25 and 26; thence along the common line of said lots, N. 23-02 W. 149.2 feet to an iron pin on Crabapple Drive; thence along the southern side of said drive N 69-11 E. 59 feet to an iron pin; thence continuing along the southern side of said Drive, N. 80-11 E. 59 feet to an iron pin, the beginning corner.

The above property is the same property conveyed to the Grantors by deed of N. Dean Davidson, recorded in Deed Book 991, Page 359 and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

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