

MORTGAGE

4:30 P.M.

STATE OF SOUTH CAROLINA,

County of.....GREENVILLE.....

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES W. STAFFORD AND ANNETTE S. STAFFORD, 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 Nine thousand six hundred and no/100 DOLLARS (\$ 9,600.00 . . .), 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 lot of land situated on the southeastern side of East Lake Shore Drive in the County of Greenville, State of South Carolina, being shown as all of Lot 244 and a portion of Lot 245 and Lot 290 of Lake Lanier Development recorded in Plat Book G at page 25 in the RMC office for Greenville County and also being shown on a plat of the property of Charles W. Stafford and Annette Stafford dated March 8, 1971 prepared by W. N. Willis and recorded in Plat Book 41 at page 11 in the RMC office for Greenville County and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of East Lake Shore Drive at the joint front corner of Lots 243 and 244 and running thence with Lot 243, S. 75-30 E. 145 feet to an old iron pin; thence with Lots 230 and 231, S 11-10 W 95 feet to an old iron pin; thence S 46-30 W 42 feet to an iron pin; thence N 51-05 W 28 feet to an iron pin; thence S 60-10 W 56 feet to an iron pin; thence N 23-30 W. 139 feet to an iron pin on the eastern side of Lake Shore Drive; thence with said drive N. 50-21 E 17.5 feet to an old iron pin; thence still with said drive N. 34-30 E. 35.2 feet to the point of beginning.

This is a portion of the property conveyed to the grantors by deeds recorded in Deed Book 724 at page 177, Deed Book 674 at page 35 and deed book 683 at page 291 in the RMC office for Greenville County.

This property is conveyed subject to all conditions, restrictions and easements affecting said property.

This property is also conveyed subject to a 5 foot easement for future water line for the grantor, Robert G. Reeves, and his heirs and assigns. This easement is located along the westernmost side of the portion of Lot 245 and shown on the aforementioned plat.