

RECORD
FILED R.M.C.

BOOK 1264 PAGE 334

REGULATION NO. 22
COMPLIES WITH
COUNTY OF GREENVILLE
SOUTH CAROLINA

MORTGAGE

FILED
GREENVILLE CO. S. C.

JAN 22 4 57 PM '73

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM R. AUSTIN AND
DOROTHY A. AUSTIN, 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 Eighteen thousand seven hundred forty-nine and 43/100 DOLLARS (\$) 18,749.43), 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 situate, lying and being in the State of South Carolina, County of Greenville, Glassy Mountain Twp, being known and designated as Lot 342 and approximately one-half of Lot 343 of the Lake Lanier Subdivision as shown on a plat of said subdivision in the RMC Office for Greenville County in Plat Book G at Page 64 and being also shown on a plat prepared by J. Q. Bruce, RLS September 5, 1968, which is recorded in said RMC Office in Deed Book 853 at Page 276 and having, according to the last mentioned plat, the following metes and bounds, to-wit:

TRACT ONE: BEGINNING at an iron pin on the western side of East Lake Shore Drive, joint front corner of Lots 341 and 342 of the original Lake Lanier Subdivision and running thence along the western side of East Lake Shore Drive S 1-20 E. 40.6 feet to an iron pin at the front corner of Lots 342 and Lot 343; thence continuing along the western side of East Lake Shore Drive, S 29-00 E. 63 feet to an iron pin in the front line of Lot 344; thence along a line diagonally dividing Lot 343 N 81-16 W. 120 feet to an iron pin at the joint rear corner of Lots 343 and 342; thence along the rear line of Lot 342 N. 30-10 W. 50 feet to an iron pin on the margin of Lake Lanier; thence along the margin of Lake Lanier, a traverse line being N. 12-20 W. 37 feet to an old iron pin at the rear corner of Lot 341; thence along the line of Lot 341 S 88-38 E 121 feet to beginning.

This was the same property conveyed to the mortgagors herein by deed of Mannine C. Morrill and Constance E. Morrill to be recorded herewith.

TRACT TWO: BEGINNING at an iron pin on the southwestern side of East Lake Shore Drive at the joint corner of other lands belonging to H. Mary O'Brien and running thence with the O'Brien property S 82-35 W 109.85 feet to an iron pin; thence still with the O'Brien property N 43-19 W 211.44 feet to an iron pin on Lake Lanier; thence with said Lake N. 72-11 E. 17.22 feet to an iron pin; thence still with said Lake N. 61-13 E 40.79 feet to an iron pin at the corner of property now or formerly belonging to J. Calhoun; thence with the Calhoun property S 28-15 E 50.15 feet to an iron pin; thence still with the Calhoun property S 31-15 E 117.17 feet to an iron pin on East Lake Shore Drive; thence with said Drive S 31-16 E. 120 feet to the point of BEGINNING.

This is a portion of the property conveyed to the grantor by deed recorded in Deed Book 951 at Page 195 in the RMC Office for Greenville County.

This property is conveyed subject to all restrictions, easements, zoning ordinances and rights of way of record and on the ground which affect said property.