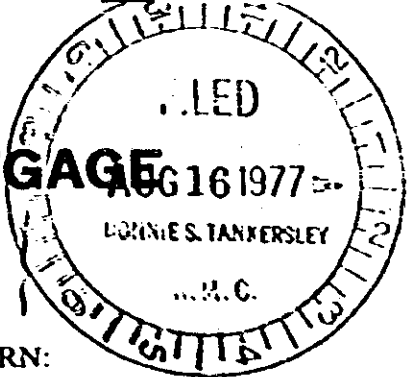


POB 970
Tryon, N. C. 28782

MORTGAGE



2997 1407 232

STATE OF SOUTH CAROLINA.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FLORENCE R. MALLGREN, WIDOW (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

Six thousand, two hundred ninety-five and 52/100 -----
DOLLARS (\$) 6,295.52), 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 those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, Glassy Mountain Township, being known and designated as Lot No. 328 and the greater portion of Lot No. 329 of the property of Tryon Development Company known as Lake Lanier as shown on plat thereof made by George Kershaw, Civil Engineer, July 31, 1925 and recorded in the RMC Office for Greenville County in Plat Book G at Page 64, and having, according to a plat of the property of the grantor made by J. Q. Bruce, Registered Surveyor, May 25, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of East Lake Shore Drive at the joint corner of Lot No. 328 and an adjacent park area, and running thence along the northern edge of East Lake Shore Drive, S. 59-25 W. 44.9 feet to an old iron pin at the joint front corner of Lots 328 and 329; thence continuing along the northern edge of East Lake Shore Drive S 39-14 W. 41.4 feet to an old iron pin at the corner of Lot 330; thence along the line of that lot, N. 57 W. 80 feet to an iron pin; thence along a new line through Lot 329 N. 33 E. 30 feet to an iron pin; thence N. 57-00 W. 91 feet to an iron pin on the waters of Lake Lanier; thence along the margin of Lake Lanier, a traverse line being N. 68-00 E. 78.4 feet to an iron pin at the corner of Lot 328; thence continuing along the margin of Lake Lanier, a traverse line being N. 74-51 E. 76.5 feet to an old iron pin at the northwest corner of said park area; thence along the line of said park area, S. 20-35 E. 121.7 feet to the beginning corner, together with a perpetual easement or right of way on and over that portion of a cement roadway which crosses the 30 foot strip of Lot 329 which is not conveyed herein, this easement to be used in common with other owners of Lake property and to inure to the benefit of the grantees herein and their heirs and assigns forever.

It is understood and agreed that this conveyance is made subject to the rights of other lot owners to use a cement roadway leading from East Lake Shore Drive over and across the above described lots and Lot 330 and having a turnaround on Lot 330, said easement or right of way being more particularly set forth in a deed from the grantor herein to Reba J. Taylor dated February 5, 1955 and recorded in the RMC Office for Greenville County in Deed Vol. 518, at Page 465. The exact location of said roadway over the above described property is shown on the plat of J. Q. Bruce hereinabove referred to.

This is the same property conveyed to Arthur H. Mallgren and Florence R. Mallgren, his wife by deed conveyed by Nevada B. Richardson and recorded in Book 782, Page 359, RMC Office for Greenville County.

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