

POB 970
Tryon, N. C. 28782

GREENVILLE CO. S. C.
JUL 17 10 21 AM '78
MORTGAGE
D.M.C. PRUETTE

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STATE OF SOUTH CAROLINA,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES ALLAN PRUETTE

(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

Twenty three thousand, one hundred forty-six and 28/100 -----
DOLLARS (\$) 23,146.28), 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:

TRACT ONE:

All that lot of land with improvements thereon situate on the southern side of East Lake Shore Drive in the County of Greenville, State of South Carolina being shown as lot containing 1,046 square feet on a plat of the property of C. A. Pruette dated May 1, 1978, prepared by Sam T. Marlowe & Associates, recorded in Plat Book 6P at Page 71 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Lake Shore Drive and running thence S. 25-42 -20 W 49.82 feet to an iron pin on or near the Shoreline of the waters of Lake Lanier; thence with said Lake N. 45-40-50 W 26.12 feet to an iron pin; thence N 26-31-30 E. 35.58 feet to an iron pin on East Lake Shore Drive; thence with said drive S 77-59-40 E. 24.95 feet to the point of beginning.

TOGETHER with an easement for a one-story frame dwelling, with boat house and deck extending out onto the waters of Lake Lanier, as shown on the aforementioned plat recorded in Plat Book 6P at page 71 in the RMC Office for Greenville County.

This is the same property conveyed to the grantor by deeds of Lake Lanier Investment and Development Corporation recorded on August 11, 1962, November 10, 1962 and August 3, 1964 in Deed Book 704 at page 233, Deed Book 710 at page 415 and Deed Book 754 at page 339 in the RMC Office for Greenville County. Also see deed from Lake Lanier Investment and Development Corporation, to be recorded herewith, and deed of Don R. Cheney to be recorded herewith.

TRACT TWO:

BEGINNING at the center of a bridge over a small branch and in the center of the road leading from Oak Grove Church to Landrum, S. C. and runs from center of said bridge N 16 E 538 1/2 feet to a stake near the branch; thence N 30.30 E 755 1/2 feet an iron pin Cecil Pruette's northwest corner; thence with Cecil Pruetts line S 35-30 E. 1279 feet to an iron pin on the North margin of the road leading from Oak Grove Church to Landrum, S. C.; thence North 88-30 W. 381 feet to a point in center of said road; thence along the center of said road three calls as follows: N 73.15 W. 189 feet, S 65-30 W. 586 feet N. 63 W 113 feet to the BEGINNING, containing 12.4 acres, more or less.

The above described property is the identical property conveyed by Sallie Pruette, et al to Tandy Pruette by deed dated January 27, 1947, recorded in Book 306, Page 240 in the Office of the Register of Mesne Conveyance for Greenville County. Also see deed of Tandy Pruette recorded on January 14, 1976 in Deed Book 1043 at Page 688.

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