

to an iron pin, the northwestern corner of the A. H. Curry property purchased by him from Grace S. Avant by deed dated July 19, 1947, recorded in book 315, page 333 R. M. C. Office for Greenville County; thence with the southwestern line of the Curry property south 33 deg. 31 min. east 106 feet to an iron pin near the northwestern margin of east Lake Shore Drive which is the southwestern corner of the Curry property; thence along the margin of east Lake Shore Drive the following calls; south 9 deg. 26 min. east 80.3 feet to a stake; south 33 deg. east 41 feet to a stake; south 42 deg. 06 min. east 110 feet to a stake; thence south 12 deg. 05 min. west 21 feet to a nail in said drive; thence north 84 deg. 02 min. west 26 feet to a stake; thence north 56 deg. 30 min. west 100 feet to a stake; thence north 51 deg. 28 min. west 100 feet to a stake; thence north 37 deg. 04 min. west 78 feet to an iron pin the southeastern corner of the L. A. Avant lot #257; thence north 39 deg. 34 min. west 72.5 feet to a stake the common corner of lots 257 and 258 of the L. A. Avant property; thence north 4 deg. 08 min. west 44.5 feet to the BEGINNING, containing 0.95 of an acre, more or less, as shown on a plat entitled "Property conveyance to R. Archie & Lois A. Ellis, Gold Mine Section- Lake Lanier Development" prepared by H. B. Frankenfield, Jr., Forest Engr. & Sruveyor, date d April 5, 1957.

It is intended by this deed to convey the entire area shown as lots 257 & 258 conveyed to L. A. Avant by Tryon Development Company by deed dated June 8, 1925, recorded in book 122, page 43, R. M. C. Office for Greenville County and also a portion of the property conveyed by Richards Realty Company to Grace S. Avant by deed dated August 14, 1942, recorded in book 246, page 440 R. M. C. Office for Greenville County.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said

Tryon Federal Savings & Loan Association, its successors

~~Heirs~~ and Assigns forever

And we do hereby bind ourselves, our Heirs, Executors and

Administrators to warrant and forever defend all and singular the said premises unto the said

Tryon Federal Savings & Loan Association, its successors

~~Heirs~~ and Assigns, from and against us, our Heirs, Executors, Administrators and

Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagors agree to insure the house and buildings on said lot in the sum of not less than Four Thousand-----Dollars, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee

and that in the event the mortgagor shall at any time fail to do so, then the said mortgagee

may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage.

And the said mortgagors agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said note together with all cost and expenses which the said mortgagee shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.