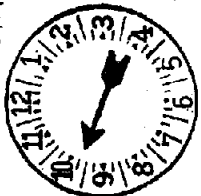


MORTGAGE

STATE OF SOUTH CAROLINA,
County of GREENVILLE

FILED
APR 13 1959 A.M.



Mrs. Olive Farnsworth
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I. J. Charles Cowan

(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

Fifteen Thousand Six Hundred Twenty and 06/100 DOLLARS (\$ 15,620.06), 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:

Beginning on an iron pin in the eastern margin of East Lake Shore Drive, a common corner to lots 63 and 64, as shown on the plat of Lake Lanier Subdivision, recorded in Plat Book G, Pages 40 and 41, in the RMC Office for Greenville County, and running thence south one degree 57 minutes east 77 feet to a point in the eastern margin of said East Lake Shore Drive, a corner of Lot 65 as shown on the above referred to plat; thence south 59 degrees 14 minutes east 50 feet to an iron pin in the northern margin of East Lake Shore Drive; thence north 78 degrees 10 minutes east 80 feet to an iron pin at the inside corner of a rock wall; thence north 5 degrees 32 minutes west 17.8 feet to a point at the end of a concrete wall; thence north 3 degrees 13 minutes east 33.5 feet to a point at the eastern edge of said concrete wall; thence north one degree 51 minutes west 55.1 feet to an iron pin in the northeastern corner of lot 64 and the southeastern corner of Lot 63 as shown on the above referred to plat; thence with the southern line of lot 63 south 81 degrees 27 minutes west 123.5 feet to the beginning.

Also, another tract of land lying on the west side of East Lake Shore Drive, together with the Boat Warf situated thereon; beginning on an iron pin in the western margin of east Lake Shore Drive, said iron pin standing south 46 degrees 49 minutes west 39.9 feet from the northwest corner of lot 64 as shown on the plat of Lake Lanier Development property, and running thence south 4 degrees 23 minutes east 42.9 feet to an iron pin in the western margin of said Drive; thence south 34 degrees 12 minutes east 55.8 feet to an iron pin in the western margin of said Drive; thence south 32 degrees 26 minutes west to an iron pin at the edge of the water line of Lake Lanier; thence north 56 degrees 27 minutes west 63.9 feet to a stake; thence north 21 degrees 38 minutes west 33.6 feet to a stake; thence north 19 degrees 44 minutes east 38.1 feet to an iron pin; thence south 86 degrees 5 minutes east 25.7 feet to the beginning, this being an area lying between East Lake Shore Drive and the Water's edge of Lake Lanier, as shown on a plat entitled, "Property conveyance to W. H. Wilson, prepared by H. B. Frankenfield, Jr., Forest Engineer and Surveyor, dated June 25, 1956.

Both areas of property above conveyed are sold subject to the rights-of-way for Rest Lake Shore Drive as shown on the plat above referred to; and said property is also sold subject to the conditions, restrictions and covenants contained in the Deed from Tryon Development Company and the Lanier Realty Company as disclosed of record, as fully as if said restrictive covenants and conditions were copied herein.

The above described property is the identical property conveyed by Kate S. Wilson to J. Charles Cowan by Deed dated April 7, 1959 to be recorded simultaneously.

FOUR AND SEVENTEEN (17) COPIES MADE
AND DEPOSITED IN THE RECORDS OF THE
COUNTY OF GREENVILLE, SOUTH CAROLINA
ON APRIL 13, 1959
BY
MRS. OLIVE FARNSWORTH
R. M. C.