



BOOK 1192 PAGE 258

MORTGAGE

STATE OF SOUTH CAROLINA,

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Cherokee By-Products, Inc., a corporation organized and existing under the laws of the State of South Carolina, with its principal office in Spartanburg, S. C. (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 Sixteen thousand and no/100

DOLLARS (\$ 16,000.00), 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 piece, parcel or lot of land in Glassy Mountain Township, Greenville County, State of South Carolina, described as follows:

Being all of Lots Numbers 163, 164, 165 and 166 as shown and delineated upon Plat Number 2 of the property of Tryon Development Company, known as Lake Lanier Development, Warren Fisher Section, which plat was made by George Kershaw, C. E., dated May 23, 1925 and duly recorded in Plat Book "G" at page 36 in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, reference being hereby had to said recorded plat for a full and complete description of said lots.

There is also conveyed the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial lake, as projected on said plat, and all other rights and privileges that owners of lots in said development are entitled to.

The above lots were conveyed to Caleb Jennings by the three following deeds, to wit:

- (1) A deed from P. S. Cecil, Jr., dated June 13, 1942, recorded in Book 245, Page 263, R. M. C. Office for Greenville County.
- (2) A deed from Richards Realty Company, dated June 6, 1946, recorded in Book 294, Page 9, R. M. C. Office for Greenville County; and
- (3) A deed from Harry G. Long, dated October 16, 1950, recorded in Book 422, Page 489, R. M. C. Office for Greenville County.

Reference being hereby had to all of the above referred to deeds in aid of the description of said lots.

There is also conveyed a certain lot on the shore of Lake Lanier and on East Lake Shore Drive described as follows:

BEGINNING at an iron pin on the south side of East Lake Shore Drive, said iron pin bearing South 9 degrees 06 minutes West 38.5 feet from the front corner of Lots 142 and 143 in the Lake Lanier Subdivision and running thence South 36 degrees 17 minutes West 62.4 feet to an iron pin at the edge waters of Lake Lanier; running thence along the edge of the waters of Lake Lanier North 44 degrees 22 minutes West 56.7 feet to an iron pin; running thence North 32 degrees 33 minutes East 50 feet to an iron pin on the edge of East Lake Shore Drive; thence South 56 degrees 52 minutes East 59.3 feet to an iron pin being the point of BEGINNING. Reference is hereby made to plat made for Caleb B. Jennings by H. B. Frankenfield, Jr., dated September 18, 1956. Reference is also made to plat made for Tryon Development Company by George Kershaw, C. E., dated 1925 and duly recorded in R. M. C. Office in Greenville County.

As a part of the lot hereinabove last described there is also conveyed a boat house located along the southwestern boundary line of said lot, along the shore line of Lake Lanier, said boat house being shown upon the plat made by H. B. Frankenfield, Jr., hereinabove referred to.

(continued)