

FILED
GREENVILLE CO. S. C.

BOOK 1234 PAGE 54

MAY 18 2 04 PM '72

MORTGAGE

OLLIE FARNSWORTH
STATE OF SOUTH CAROLINA,
County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK TESSNER

(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 eight hundred and no/100 DOLLARS (\$ 16,800.00), 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 Greenville County, State of South Carolina, situate on the southern side of S. C. Highway 116, being shown and designated on a plat made by W. N. Willis, February 11, 1971, recorded in Plat Book _____ at Page _____, containing 2.1 acres and being more particularly described according to said plat as follows:

BEGINNING at an iron pin in the center of S. C. Highway 116 and running thence with the line of other property of grantor. S. 16 E. 486 feet to a pin; thence with line of land of Pitman, S. 78 W 196 feet to an iron pin; thence with gully as the line, N. 12 W. 160 feet to a pin; thence N. 80 W 29 feet to a pin; thence N. 7-30 W. 294 feet to an iron pin in the center of S. C. Highway 116; thence with the center of said Highway, N. 74 E. 160 feet to the point of beginning.

This is the same property conveyed to Jack Tessner and Dorothy W. Tessner by Clarence Ward by deed found in Deed Book 909 at Page 324.

This conveyance is made subject to all restrictions, zoning ordinances, easements of record or on the ground affecting said property.