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GREENVILLE, CO. S. C.

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MORTGAGE
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1281 PAGE 361

STATE OF SOUTH CAROLINA,

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JERRY A. BRADSHAW, single

(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 Eleven thousand three hundred seventy-seven and 50/100

DOLLARS (\$ 11,377.50), 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:

Situated on the North Carolina-South Carolina State Line, near Tryon, Polk County, North Carolina, adjoining the lands of Ross and Edna G. Frazier, Milton E. and Jean W. Prevost, the right of way of the Southern Railway System and others and described by metes and bounds as follows:

BEGINNING on an iron pin in or near the center line of a roadway which roadway leads from Ridge Road in the Tryon Hunting Country to U. S. Highway #176 in the State of South Carolina, said iron pin being located in the northern margin of the Southern Railway System right of way, which is 100 feet from the center of the Southern Railroad Tract, said iron pin being the beginning corner of the land described in and conveyed by Irvington Investments, Inc. to Milton E. Prevost and Jean W. Prevost, his wife, dated July 8, 1972, recorded in Book 953, Page 439, RMC Office for Greenville County, South Carolina and running thence from said beginning iron pin and with the Southern Railway System right of way two calls as follows: South 69 degrees 45 minutes East (crossing an iron pin at 56 feet) 350 feet to an iron pin and South 63 degrees 32 minutes East 252 feet to an iron pin; thence North 16 degrees 41 minutes East 257.4 feet to an iron pin in or near the northern margin of the old Landrum Road, thence North 55 degrees 34' West approximately 45 feet to a point in the North Carolina-South Carolina State Line; thence with the North Carolina-South Carolina State Line North 83 degrees 40 minutes West 428 feet to a point in the road leading from Ridge Road to U. S. Highway #176, a corner of the Frazier property; thence with said road South 64 degrees 09 minutes West 184 feet to the BEGINNING, containing 2.35 acres, more or less.

The above metes and bounds description was taken from a plat entitled, "Property Conveyance to Ernestine M. Carmichael, Vic. of Tryon, North Carolina," dated April 15, 1958 revised May 24, 1973, made by H. B. Frankenfield, Jr., Forest Engineer and Surveyor, Tryon, North Carolina, reference being had to said plat in aid of the description.

The above described property is a portion of the property conveyed by Irvington Investments, Inc. to Milton E. Prevost and Jean W. Prevost, his wife, by deed dated July 5, 1972, recorded in Book 156, Page 1760, Polk County Registry.