

200 feet to an iron pin; thence N. 46-23 E. 104 feet to an iron pin on or near the shore line of Lake Lanier; thence S. 36-21 E. 747 feet to an iron pin; thence N. 60-12 E. 41 feet to an iron pin; thence S. 30-10 E. 50 feet to an iron pin; thence S. 81-16 E. 120 feet to the point of BEGINNING.

THERE IS HOWEVER, EXPRESSLY EXCEPTED from the lands hereinabove described a certain parcel of land containing 0.436 of an acre heretofore conveyed by Hazel O'Brien to William R. Austin and Dorothy A. Austin, his wife, by deed that is fully recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina.

**TRACT II:**

**BEGINNING** on an old iron pin in the northern margin of East Lake Shore Drive in the Lake Lanier Development, said old iron pin being the southwestern corner of the 1.5 acre tract of land hereinabove described and running thence from said beginning point and with the Hazel Mary O'Brien line North 46 degrees 23 minutes 15 seconds East 101.34 feet to an iron pin at or near the water's edge of Lake Lanier; thence with the water's edge of Lake Lanier two calls as follows: North 59 degrees 20 minutes 40 seconds West 63.39 feet to a new iron pin and South 78 degrees 03 minutes 40 seconds West 60.35 feet to a new iron pin, a corner of the Gerfin property; thence with the Gerfin line South 0 degrees 53 minutes 40 seconds West 82.01 feet to a new iron pin in the northern margin of said East Lake Shore Drive; thence with the northern margin of said drive South 79 degrees 25 minutes 20 seconds East 42.17 feet to the BEGINNING, containing 0.177 of an acre.

The metes and bounds description for the 0.177 acre was taken from a plat entitled, "H. Mary O'Brien, Lake Lanier Park 6 Section 8, Glassy Mt. Twp., Greenville Co., S.C.", dated August 1972, made by Sam T. Marlowe and Associates, Registered Land Surveyor, Columbus, North Carolina, reference being hereby had to said plat in aid of the description.

This is the same property conveyed to the Mortgagor by the Mortgagee herein, said Deed to be recorded herewith.

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 MAE BOBO PEARSON her Heirs and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said MAE BOBO PEARSON

her Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than **TEN THOUSAND DOLLARS (\$10,000.00)** in a company or companies satisfactory to the mortgagee, and to 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 that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

her name and reimburse herself for the premium and expense of such insurance under this mortgage, with interest.

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