

Glassy Mountain Township, Greenville County, S. C. known and designated as lot number 176 on plat of Lake Lanier Subdivision made for Tyson Development by George Kershaw, C.E., dated 1925 and duly recorded in the RMC office for Greenville County. For a more particular description reference is hereby made to the abovementioned plat. Together with whatever rights, if any, mortgagor has by virtue of the deed to him from mortgagees to erect for the use of the owner of the above described lot a boathouse or wharf or landing at some appropriate location on the margin of Lake Lanier, the said location and the size, plans and specifications of said boathouse or wharf or landing to be subject to approval of Lanier Realty Company, with no warrant by mortgagor as to any such rights.

ALSO: All that certain piece or parcel of land lying, being and situated on the north side of East Lake Shore Drive in the Lake Lanier Subdivision, Glassy Mountain Township, Greenville County, S. C. described as follows: Beginning at an iron pin on the north side of East Lake Shore Drive (said iron pin bearing N. 41 - 30 E. 49 feet from old stake between lots numbered 141 and 142 in the Lake Lanier Subdivision) and running thence N. 33 - 45 E. 36.3 feet to an iron pin at the edge of the waters of Lake Lanier, running thence S. 45 - 25 E. 28 feet to an iron pin at the edge of the waters of Lake Lanier, running thence S. 46 - 43 W. 30.6 feet to an iron pin on the north side of East Lake Shore Drive, running thence N. 58 - 20 W. 20.5 feet to an iron pin, being the point of beginning. For a more particular description reference is hereby made to plat made for Lanier Realty Company by J. Q. Bruce, Surveyor, dated August 30, 1957.

And being all of the same property conveyed to me by deed of H. N. Spears and Frances G. Spears, to be recorded herewith.

All above described property is conveyed subject to all restrictions mentioned in abovementioned deed into mortgagor and subject to all easements, liens and restrictions of record in the RMC office for Greenville County, S.C. applicable to said property.

This is a purchase money mortgage securing the unpaid balance of the purchase price of above described property conveyed to mortgagor by mortgagees.

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 H. N. Spears and

Frances G. Spears, their

Heirs and Assigns forever

And I do hereby bind myself, my

Heirs, Executors and

Administrators to warrant and forever defend all and singular the said premises unto the said

H. N. Spears and Frances G. Spears, their

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 s to insure the house and buildings on

said lot in the sum of not less than \$10,000.00 Dollars, and keep the same insured

and extended coverage from loss or damage by fire, and assign the policy of insurance to the said mortgagees

and that in the event the mortgagor shall at any time

fail to do so, then the said mortgagees

may cause the same to be insured in mortgagor's

name and reimburse mortgagees

for the premium and expense of such insurance under this

mortgage.

And the said mortgagor agrees to pay the said debt or sum of money, with

interest thereon, according to the true intent and meaning of the said note

together with all cost and expenses which the said mortgagees shall incur or be put to,

including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same

by demand of attorney or by legal proceedings.