

MORTGAGE

STATE OF SOUTH CAROLINA,

OLLIE FARNSWORTH
R. M.C.

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Sam C. Montaltos and Marilyn MoM. Montaltos, Wife

(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

Five Thousand Seventy-Four and 25/100.

DOLLARS (\$ *5,074.25*) 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:

The following described property located in Greenville County, South Carolina, being a part of Lake Lanier Development as appears by Plat recorded in Plat Book G at Page ___, R MC Office for Greenville County.

(A) Lot No. 175, which has a frontage of 33 feet on Lake Drive, a rear width of 95 feet and a depth of 150 feet.

(B) All of Lots 174 and 815 lying South of a line which begins on a stake on margin of Lake Side line in center of stone steps, and running South 50-30 East 133 feet to center of bird fountain, 10 feet from the wall of each house; thence South 50-30 East 86 feet to stake in road, said stake standing North 19 East 64.4 feet form markers at corner of Lots Nos. 817 and 819.

It is understood and agreed by the Grantor and the adjoining property, owner to the North that each is to have free and uninterrupted ingress and egress over the steps leading from the Lake Side Road up to the houses, which agreement shall constitute a covenant running with the land, being described in Deed of Charles E. Band dated February 26, 1943, recorded in RMC Office for Greenville County in Deed Book 251 at Page 393.

This is the same property deeded J. T. McKinney and W. R. McKinney by Boyd S. Randall.

~~*It is intended by this instrument to convey to the grantee herein whatever interest owned by the McKinneys in the wooden boat house on the lake, it being understood that the Grantor does not have title to the boat house lot but that same is used as a privilege going with the use of the house and lot.*~~

This property is shown as Lot No. 59 on the Greenville County Block Book, Block 7 on Page 624-z