

The State of South Carolina,

County of Greenville.

To All Whom These Presents May Concern:

THOMAS ANDREW TOWNSEND

SENDS GREETING:

Whereas, I, the said Thomas Andrew Townsend, hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to R. G. McKee hereinafter called the mortgagee(s), in the full and just sum of Twelve Hundred Seven & 16/100 - -

DOLLARS (\$ 1,207.16 ), to be paid

as follows: The sum of \$50.00 to be paid on the principal on the first day of September, 1949, and the sum of \$50.00 on the first day of each month of each year thereafter until paid in full,

, with interest thereon from date

at the rate of six (6%) percentum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said R. G. McKee, his heirs and assigns, forever:

All that piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being at the Southeast corner of the intersection of a County Road and the old Atlanta and Charlotte Airline (Southern Railroad) right-of-way bed near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 5 on plat of Property of Ruby R. Graham made by Piedmont Engineering Service, October 1947, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the intersection of Atlanta and Charlotte Airline (Southern Railroad) bed and the County Road above mentioned, and running thence along the center of said County Road, S. 67-39 E. 331.4 feet to an iron pin; thence still with the center of said road, S. 75-03 E. 187.4 feet to a bend in road; thence continuing with the center of said road, S. 39-19 E. 34.3 feet to a point in said road; thence N. 59-14 E. 217.5 feet to an iron pin; thence N. 80-30 E. 201.8 feet to an iron pin; thence N. 24-28 W. 210 feet to point in center of the old railroad bed above mentioned; thence with center of said railroad bed, S. 75-15 W. 216.2 feet to an iron pin; thence continuing with center of said railroad bed, S. 79-46 W. 205.4 feet to an iron pin; thence still with the center of said old railroad bed, S. 83-09 W. 414 feet to the beginning corner, and containing 3.29 acres, more or less.

This is the same property conveyed to me by deed of J. P. Moore dated July 29, 1948 recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 356, page 350.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said mortgagee(s) his heirs, ~~successors~~ and Assigns. And I do hereby bind myself, my Heirs, ~~successors~~ Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) his heirs, ~~successors~~ and Assigns, from and against the mortgagor(s), my Heirs, ~~successors~~, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

*Handwritten notes:*  
Paid in full & satisfied  
R. G. McKee  
January 21, 1952  
C. W. ...  
...