

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Henry B. Townsend and Evelyn B. Townsend

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas J. Howard

(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

Three Thousand, One Hundred Twenty-two and 69/100 Dollars (\$ 3,122.69) due and payable \$35.00 per month commencing with the 1st day of September, 1963 and on the 1st day of each succeeding and consecutive month thereafter

with interest thereon from date at the rate of Six (6) per centum per annum, to be paid monthly

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 purposes:

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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known designated as Lot No. 45, Fresh Meadow Farms, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "M", page 127 and revised and recorded in Plat Book "S", page 61, and having, according to the later plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of High Valley Boulevard, joint front corner Lots Nos. 44 and 45, said iron pin being 476 feet in a northwesterly direction from an iron pin in the intersection of Brookview Drive and High Valley Boulevard, and running thence S. 72-4 W. 197.0 feet to an iron pin; thence N. 7-35 E. 73 feet to an iron pin; thence N. 50-59 W. 43.6 feet to an iron pin joint rear corner Lots Nos. 45 and 46; thence N. 58-19 E. 186.2 feet to an iron pin on the southwest side of High Valley Boulevard; thence along the southwest side of High Valley Boulevard S. 27-25 E. 63 feet to an iron pin; thence continuing along the southwest side of High Valley Boulevard S. 17-05 E. 87 feet to a top pin, the point of beginning. And being the same property conveyed to the Mortgagors herein by the Mortgagee by deed of even date herewith

Also, the following chattels located within the above premises: Outside: 1 R. F. D. Mail Box; Living Room: 1 9'x12' Olson Rug, 1 Sofa, 1 Rocker, 1 Barrel Back Chair, 1 Coffee Table, 1 End Table, 1 Table Lamp, 1 Pair Curtains and rods; Small Bed Room: 1 rug, wall to wall, 1 Foam Rubber throw rug, 1 Double Bed Stead, 1 Double Bed Mattress, 1 Double Bed Spring, 1 Chest of drawers and mirror, 2 Table Lamps, 2 Pairs Curtains and rods; Large Bed Room: 1 Chest Drawers 1 Table Lamp, 2 Venetian Blinds, 1 Small throw rug; Hall: 1 throw Rug; Bath Room: 1 Shower Curtain, 1 Venetian Blind; Kitchen & Breakfast Room: 1 Electromaster electric cook stove, 1 Frigidaire and freezer combination refrigerator, 1 Breakfast room table and extra leaf, 5 Breakfast room table chairs, 2 sets curtains and rods; Back Porch: 5 Sets curtains and rods

This is a second mortgage and is junior in lien to that mortgage recorded in Mortgage Book 518 at page 371.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and satisfied in full this 9th day of September, 1965.

Witnesses: Thomas J. Howard

*Ellen L. Davis
Joe Robert Hooper*

SATISFIED AND CANCELLED OF RECORD

15 DAY OF Sep. 1965

Willie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 12:31 O'CLOCK P.M. NO. 8536