

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1045 PAGE 345

WHEREAS, We, George Townes and Minnie Lee Townes Byrd

(hereinafter referred to as Mortgagor) is well and truly indebted unto Stewart C. Cureton

(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 Six Hundred Fifty Two and Fifty Three Cents . Dollars (\$ 652.53) due and payable Within Twelve Months from Date, or not later than November 23, 1967.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: Within Twelve Months from Date, as more particularly, and as published in the Note.

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, Gantt Township on the Southside of the Whitehorse Road and known as being in Tax District 156-Sheet W. G. 2.4-Block 2-Lot 2, being the same owned by Oscar Townes, Deceased, who died intestate on or about March 18, 1962 as shown in Apartment 794, File 16, leaving as his sole heirs at Law, Minnie Lee Townes Byrd and George Townes.

THIS property is the same conveyed to Oscar Townes by Deed recorded in Volume 29 at page 177, Office of the R. M. C. for Greenville County, the description of the same being incorporated by Reference; LESS any Conveyances by Oscar Townes before his demise and LESS any Conveyances made by his heirs at Law particularly those shown on Plat FFF, page 13, as noted in Deeds at Volume 740, page 441, and Volume 740 at page 442.

Together with all and singular rights, members, herditaments, 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.