

STATE OF SOUTH CAROLINA,

County of Greenville

GREENVILLE CO. S. C.
FEB 26 3 30 PM 1971

To all Whom These Presents May Concern:

WHEREAS The Second Presbyterian Church of Greenville, a South Carolina eleemosynary corporation, by the Trustees

well and truly indebted to George F. Townes, individually and as trustee in the full and just sum of Six Thousand and No/100-----(\$6, 000. 00) Dollars, in and by its certain promissory note in writing of even date herewith, due and payable as follows:

Two Thousand and No/100 (\$2, 000. 00) Dollars on the 21st day of February, 1970, Two Thousand and No/100 (\$2, 000. 00) Dollars on the 21st day of February, 1971, and Two Thousand and No/100 (\$2, 000. 00) Dollars on the 21st day of February, 1972, Privilege is granted to prepay this indebtedness in whole or in part at any time without penalty,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid annually and if unpaid when due to bear interest at same rate as principal until paid, and it has further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That it, the said The Second Presbyterian Church of Greenville, a South Carolina eleemosynary corporation, by the Trustees in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it in hand well and truly paid at and before the sealing and delivery 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

George T. Townes, individually and as trustee, his heirs and assigns forever:

All that lot of land in the City of Greenville, Greenville County, South Carolina, described as follows:

BEGINNING at the east side of a fence post on the northern side of Rhett Street, corner of property now or formerly owned by Ferguson and running thence along the north side of Rhett Street, N. 71-35 E., 64.5 feet to a pin; thence N. 18-10 W., 302 feet to a pin; thence S. 72-09 W., 68.2 feet to a pin; thence S. 18-52 E., 302.7 feet to the beginning corner.

The above property is further identified on the City Tax Maps as Sheet 71, Block 1, Lot 13.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said George F. Townes, individually and as trustee, his heirs and Assigns forever.

And it do/hereby bind itself, its successors ~~Heirs, Executors and Administrators~~ to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against itself its ~~Heirs, Executors and Administrators~~ and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.