

MORTGAGE OF REAL ESTATE  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Oct 13 12 21 PM '77  
ELIZABETH RIDBLE  
R.M.C.

BOOK 1253 PAGE 263

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S.C.

WHEREAS, Julius LeRoy Townsend and Joanne C. Townsend,

(hereinafter referred to as Mortgagor) well and truly indebted unto ELIZABETH RIDBLE D. H. Dannheisser,  
R.M.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 Hundred and No/100----- Dollars (\$500.00) due and payable  
in monthly installments of \$30.00 each, commencing on the first day of  
1972, and a like amount on the first day of each and every month thereafter, without  
interest;

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, on the northern side of Southwick Lane, being a portion of Lot No. 266 as shown on a plat of Section V, Botany Woods Subdivision, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ, at Page 67, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Southwick Lane at the former joint front corner of Lots 365 and 266, and running thence along the old line of Lot 365, N 36-59 W, 115.5 ft. to an iron pin in the joint corner of Lots 365, 267 and 266; thence N 43-00 E, 6.1 ft. to an iron pin; thence S 36-59 E, 116.1 ft. to an iron pin on the northern side of Southwick Lane; thence along Southwick Lane, S 47-57 W, 6 ft. to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.