

**MORTGAGE**

JUN 14 11 05 AM 1963

STATE OF SOUTH CAROLINA, ) ss:  
COUNTY OF GREENVILLE )

OLLIE F. W. GARTH  
R.M.C.

To ALL WHOM THESE PRESENTS MAY CONCERN:

**EDDIE B. TOWNSEND** of  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

**CAMERON-BROWN COMPANY**, a corporation

organized and existing under the laws of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **EIGHT THOUSAND AND NO/100--** Dollars (\$ 8,000.00), with interest from date at the rate of five and one-fourth per centum ( 5-1/4 %) per annum until paid, said principal and interest being payable at the office of Cameron-Brown Company in Raleigh, North Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-Four and 24/100 Dollars (\$ 44.24), commencing on the first day of October, 1963, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of September, 1993.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisal laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses (including continuation of abstract) incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand(s) and seal(s) this 13th day of August, 1963

Signed, sealed, and delivered in presence of:

*Marjorie A. Hill*

*Edward Ryan Ham*

*Donnie S. Tankersley*  
R.M.C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA ) ss:  
COUNTY OF GREENVILLE )

DONNIE S. TANKERSLEY  
R.M.C.

JUL 15 '77

Personally appeared before me

Marjorie A. Hill

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WILKINS & WILKINS ATTYS. - A