

MORTGAGE

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STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE) ss:

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, 1973.

NOW, KNOW ABL 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, State of South Carolina:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 17 on Map No. 4, Talmer Cordell Subdivision as per plat thereof, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book X, page 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastly side of Maryland Avenue, joint front corner Lots 17 and 18, said iron pin being 290 feet from the intersection of Texas Avenue and Maryland Avenue; and running thence N. 29-17 E. 150 feet to an iron pin, joint rear corner Lots 17 and 18; thence S. 60-43 E. 58 feet to an iron pin, joint rear corner Lots 16 and 17; thence S. 29-17 W. 150 feet to an iron pin on the Northeastly side of Maryland Avenue, joint front corner Lots 16 and 17; thence along the Northeastly side of Maryland Avenue N. 60-43 W. 58 feet to an iron pin, the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

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

This Mortgage Assigned to Sunbank Trust & Savings Bank
Vol. 944
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Assignment recorded