

The State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 664 PAGE 405

JAN 12 1 22 PM 1956

To All Whom These Presents May Concern: OLLIE FARNSWORTH
R.M.C.

SEND GREETING:

Whereas, the said Brown, Inc.
a corporation chartered under the laws of the State of South Carolina, in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to H. K. Townes in the full and just sum of SIX THOUSAND ONE HUNDRED SIXTY-FIVE AND NO/100 (6,165.00) DOLLARS, to be paid March 15, 1956

, with interest thereon from March 15, 1956
at the rate of 6 per centum per annum, to be computed and paid quarterly
until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said Brown, Inc.

, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said H. K. Townes
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to it the said Brown, Inc.

, in hand well and truly paid by the said H. K. Townes
at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by the Presents does grant, bargain, sell and release unto the said H. K. Townes, his heirs and assigns;

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot 175 of Section II of Oak-Crest, a sub-division of land, as shown by Plat made by C. C. Jones, and recorded in the Greenville County R. M. C. Office in Plat Book "GG" at pages 130 and 131, and having, according to said plat, the following metes and bounds:

BEGINNING at a pin on the northern side of Florida Avenue, corner of Lots 174 and 175, and running thence with the northern side of Florida Avenue N. 67-54 E. 75 feet to a pin at the corner of Lot 176; thence with the line of Lot 176, N. 22-06 W. 140.8 feet to a pin in the rear line of Lot 170; thence with the rear line of Lots 170 and 171, S. 57-24 W. 76.3 feet to a pin at the rear corner of Lot 174; thence with the line of Lot 174 S. 22-06 W. 126.7 feet to the beginning corner.

These lots are subject to the restrictions imposed on Section II of Oak-Crest, which restrictions are recorded in the Greenville County R. M. C. Office in Vol. 526, at page 414 and in Vol. 527, at page 473. This is a portion of the property conveyed to Brown, Inc. by George F. Townes, as Trustee, by deed recorded in Vol. 517, at page 25. The consents of Charles H. Townes and Henry K. Townes, Jr. are recorded in said R. M. C. Office in Vol. 517, at page 190 and in Vol. 517, at page 33.

Also all these lots in said section II, known as Lots 160 through 172, according to said plat.