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THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ELLEN H. TOWNES
R.M.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said J. Allan Boling

in and by my certain promisory note in writing, of even date with these

Presents, am well and truly indebted to Ellen H. Townes

in the full and just sum of Two Thousand and no/100 (\$2000.00) Dollard

, to be paid

Due and payable \$100.00 on the 10th day of January 1954 and a like amount on the same day of each successive third month, until paid in full, with the privilege to anticipate the whole or any part thereof on any interest payment date

, with interest thereon from date

at the rate of six 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 attorneys' 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 I, the said J. Allan Boling

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

Ellen H. Townes

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said J. Allan Boling

, in hand well and truly paid by the said Ellen H. Townes

at and before the signing 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

Ellen H. Townes, her heirs and assigns forever,

All that certain parcel of land situate in Oaklawn Township, County of Greenville, State of South Carolina, containing 47.20 acres, more or less, according to the plat of C. M. Furman, Jr., dated September 1919, known as Tract No. 5, and having the following metes and bounds, to-wit:

Beginning at a point in the center of the Pelzer Road, joint corner of lots. nos. 4 and 5, and running thence S 45-50 W 990 feet along the line of Tract no. 4; thence N 44-37 W 1,785 feet to the Golden Grove Creek; thence up the meanders of said creek to the center of the said Pelzer Road; thence along the center of said road the following distances, to wit, 545 feet to a point; 137 feet to a point; 102 feet to a point, 82 feet to a point; 1,000 feet to a point; and 230 feet to the point of beginning. Being the same property conveyed to mortgagor by deed of Aurelia T. Rison by deed of Record in the R.M.C. Office for Greenville County in Deed Book 161, at page 569.

Excepting, however, a right-of-way granted to Duke Power Company by deed of record in the R.M.C. Office for Greenville County in Deed Book 417, at page 211, dated April 20, 1950.