

THE STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said James Lenhardt, Jr.  
in and by my certain promissory note in writing, of even date with these  
Presents, am well and truly indebted to H. K. Townes, Attorney  
in the full and just sum of SIX HUNDRED & NO/100 DOLLARS (\$600.00)  
to be paid one year after date

with interest thereon from date  
at the rate of 7 per centum per annum, to be computed and paid semi-annually  
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 James Lenhardt, Jr.  
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,  
Attorney according to the terms of the said note, and also in  
consideration of the further sum of Three Dollars, to me, the said James Lenhardt, Jr.  
in hand well and truly paid by the said H. K. Townes, Attorney  
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  
H. K. Townes, Attorney, his heirs and assigns

All that piece, parcel or lot of land in Greenville Township,  
Greenville County, State of South Carolina, on the west side of Old  
Paris Mountain Road, being known and designated as a portion of Lot No.  
133 as shown by plat of H. P. Hammette Estate, made by W. F. Lee, June  
1903, recorded in Deed Book "000", page 260, RMC Office in Greenville  
County. This is the same lot conveyed to Bessie Lenhardt and James  
Lenhardt, Jr. by Frank and Melinda Austin by deed dated February 9, 1946  
and recorded in Greenville County RMC Office in Deed Book 396, page 407,  
less that portion conveyed by James Lenhardt, Jr. to Tom and Estell  
Floyd by deed dated May 12, 1949 and recorded in said RMC Office in Vol  
381, page 233. Said Lot has a frontage of 48 feet 10 inches, a depth  
of 95 feet, more or less, on one side and of 116 feet, more or less, on  
the other side, with a rear line of 50 feet.

Bessie Lenhardt, owner of a life estate, is now deceased and the  
mortgagor owns the property in fee simple.