

BOOK 855 Page 272

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

APR 19 10 43 AM 1961

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, we, the said James W. Townsend and Mary M. Townsend  
in and by our certain note in writing, of even date with these  
Presents, am well and truly indebted to The South Carolina National Bank  
in the full and just sum of \$300.00 (three hundred dollars and 00/100.)  
payments of \$25.00 each, to be paid on a twelve month liquidating basis, twelve

with interest thereon from  
at the rate of 7 per centum per annum, to be computed and paid  
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 the said  
in consideration of the said debt and  
sum of money aforesaid, and for the better securing the payment thereof to the said  
according to the terms of the said note, and also in  
consideration of the further sum of Three Dollars, to the said  
in hand well and truly paid by the said

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-  
gained, sold and released, and by these Presents do grant, bargain, sell and release unto the said  
James W. Townsend and Mary M. Townsend, their heirs and assigns,

All that piece, parcel or lot of land, with the buildings and improvements thereon,  
situate, lying and being in the City of Greenville, County of Greenville, State  
of South Carolina, being known and designated as lot No. 110 and the adjoining  
17.5 feet on the westerly side of Lot No. 111, of Augusta Road Ranches, as per  
revised plat thereof recorded in the RMC office for Greenville County,  
South Carolina, in Plat Book V, at page 33, and having, according to said revised  
Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Beck Avenue, said iron pin  
being 302.3 feet south west of an iron pin on the northwest corner of the inter-  
section of Beck Avenue and Old Augusta Road; and running thence along Beck Avenue  
S. 89-47 W. 80 feet to an iron pin; thence N. 0-13 W. 240 feet to an iron pin;  
thence N. 89-17 E. 80 feet to an iron pin; thence S. 0-13 E. 240 feet to an iron  
pin, the point of beginning.

As a part of the consideration hereof, the grantees agree to assume and pay,  
according to its terms that certain note and mortgage given to C. Douglas Wilson  
and Company, on which there is a balance due of \$10,345.25, and said mortgage being