

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1169 PAGE 347

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jacob L. Townsend

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. Tankersley

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Four thousand and no/100 _____ Dollars (\$ 4,000.00) due and payable
in two (2) years

with interest thereon from date at the rate of (6%) Six per centum, ~~to be paid~~ computed and paid quarterly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, School District 8-A-3 on the South Side of the North Franklin Road (also Known as the Sulphur Springs Road), and being more particularly described as follows:

Beginning at the stake in the center of the Sulphur Springs Road at the corner of the property now or formerly belonging to J. T. Hayes, which point is 1,950 feet West of the Southwest intersection of the Buncombe Road, and running thence along the property of Hayes, in a southerly direction, 491 feet more or less, to an iron pin in line of property of Mrs. Pralo Jones; thence along the line of her property, in a westerly direction 269 feet, more or less, to an iron pin in line of property now or formerly belonging to E. E. Dorr; thence along the line of that lot, in a northerly direction 491 feet, more or less, to a point in the center of the Sulphur Springs Road; thence along the center of said Sulphur Springs Road, in an easterly direction 269 feet to the beginning corner.

The above lot is shown on the Township Block Book at Sheet No. 161, Block 1 Lot No. 2

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

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

*Paid in full 2/19/71.
L. H. Tankersley
Witness Sarah Harmon*

SATISFIED AND CANCELLED OF RECORD

11 DAY OF Feb. 1971

Oliver Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:22 O'CLOCK P M. NO. 18691