BOOK 496 ma 12 to 12 to

OLLIE FARNSWORTH R. M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE** 

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Local Home Builders, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto H.K. Townes

(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 Eighteen Thousand and No/100

DOLLARS (\$18,000.00 ),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: Six months after date, with interest thereon from date at the rate of Six per cent, per annum, to be computed and paid semi-annually.

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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, on the Southeast side of Super Highway No. 29, containing 18.04 acres, according to plat of the property of Earle R. Stall made by Dalton & Neves in December 1938, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southeast side of the right -of-way of Super Highway No. 29, at the corner of property now or formerly owned by James M. Edwards, and running thence with the line of said property, S. 46-15 E. 729 feet to an iron pin; thence with the line of property now or formerly owned by G. W. LaBoone, S. 36 W. 368 feet to an iron pin; thence continuing with line of LaBoone Property, S. 19-30 W. 418 feet to an iron pin; thence still with the line of the LaBoone property, N. 85-11 W. 179 feet to an iron pin; thence with the line of the property formerly owned by James M. Edwards, N. 63 W. 828.8 feet to an iron pin on right-of-way of Super Highway No. 29; thence with the Southeast side of said right-of-way the following courses and distances: N. 82-45 E. 180.7 feet to an iron pin; S. 47-15 E. 20 feet to an iron pin; N. 42-45 E. 298.5 feet to an iron pin; N. 47-15 W. 20 feet to an iron pin; N. 42-45 E. 617 feet to an iron pin, the point of beginning."

Said premises being the same conveyed to the mortgagor by Earle R. Stall by deed to be recorded.

This mortgage is given to fully indemnify H. K. Townes against any loss by reason of having endorsed a note of Local Home Builders, Inc. in the sum of \$17,000.00 and also to secure the sum of \$1000.00 additional indebtedness due to H.K. Townes.

moso: July 10, 193.

Moso: F. Wood F. H. Towner

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

10:40 A. 10:41