

FEB 11 11 47 AM 1954

BOOK 586 PAGE 227

142-C—MORTGAGE OF REAL ESTATE—By a Corporation—W. A. Seybt & Co.—Office Supplies, Greenville, S. C.

R. M. C.

The State of South Carolina,

County of Greenville

To All Whom These Presents May Concern:

LOCAL HOME BUILDERS, INCL

SEND GREETING:

Whereas, the said Local Home Builders, Inc.

a corporation chartered under the laws of the State of South Carolina, in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to H. K. Townes in the full and just sum of NINETEEN THOUSAND FIVE HUNDRED & NO/100 (\$19,500.00)

DOLLARS

As shown by its note dated February 4, 1953, and which was due and owing February 4, 1954

, with interest thereon from

at the rate of SIX per centum per annum, to be computed and paid 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 attorney's 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 Local Home Builders, Inc.

, 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

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

consideration of the further sum of Three Dollars, to it the said Local Home Builders, Inc.

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

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by the Presents does grant, bargain, sell and release unto the said H. K. TOWNES, HIS HEIRS AND ASSIGNS

All that certain lot of land in Greenville County, South Carolina on the northeast side of Augusta Road, being known and designated as Lot No. 20 of a subdivision of land known as Belmont Heights, as shown by plat thereof made by C. C. Jones, June 1953, for Local Home Builders, Inc., and having, according to said plat, the following metes and bounds:

BEGINNING on the south side of Sanford Court at the corner of Lot No. 21 and running thence with Lot No. 21, southeasterly 130 feet, more or less, to the joint corner of Lots Nos. 21, 20 and 18, thence with the rear line of Lot No. 18, eastward 115 1/2 feet to rear corner of Lot No. 19 on line of Lot No. 18; thence with Lot No. 19, northwesterly 185 feet to Sanford Court; thence with Sanford Court, southwesterly 142 feet more or less, to the corner of Lot No. 21 on said Sanford Court. This lot contains thereon a large two-story house.

This mortgage is given as additional security for said note to the mortgage held by said H. K. Townes bearing date, February 4, 1953, and recorded in Mortgage Book 552, page 377 in RMC Office for said Greenville County.

Satisfied in full by order 4-1954.

*Witness:
H. K. Townes
Barbara Bradley*

H. K. Townes

RECORDED AND INDEXED BY REC'D
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