

Mortgagee Address: James A. St. John, 664 Arlington Road, Greer, S. C. 29611

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1457-425

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WHEREAS, Larry Townsend

(hereinafter referred to as Mortgagor) is well and truly indebted unto James A. St. John

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of --Four Thousand Seven Hundred Fifty and 10/100--

Dollars (\$4,750.00) due and payable

in monthly installments of \$217.03 each, first payment due and payable thirty days from date and to continue on the same day of each and every month thereafter for a total of twenty four months, and until paid in full.

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum to be paid:

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, O'Neal Township, and shown on new survey and plat prepared by Gould and Assoc. dated 9-13-73, entitled "Property of Larry Townsend", to be recorded herewith, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at iron pin on northern edge of Ponder Road and runs thence N. 11-15 E. 355.25 feet to iron pin; thence as rear line, S. 79-27 E. 170.80 feet to new iron pin; thence a new line, S. 9-54 W. 355.27 feet to iron pin on edge of Ponder Road; thence with northern edge of Ponder Road, N. 79-27 W. 189.15 feet to the point of beginning.

This conveyance is subject to all restrictions, easements, rights-of-way roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to mortgagor by deed of James A. St. John to be recorded herewith.

Notary Public Seal

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 and indemnify the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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