

MORTGAGE OF REAL ESTATE

The State of South Carolina, }
COUNTY OF GREENVILLE
I, James Austin,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS, I James Austin
in and by my certain promissory note in writing, of
even date with these presents, am well and truly indebted to William Goldsmith, as agent of Annie P.
Posey.

in the full and just sum of Three hundred dollars
Dollars, to be paid as follows: \$50.00 six months from date and \$50.00 each six months
thereafter until paid in full

with interest thereon, from date until paid at the rate of 7 per cent. per annum to be
computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of
principal or interest be at any time past due and unpaid, then 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; said note further provides for an attorney's fee of ten per cent of amount due
besides all costs and expenses of collection, to be added to the amount due on the said note, to be collectible as a part thereof if the same be placed in the hands of an attorney for collection, or if said debt, or
any part thereof, be collected by an attorney or by legal proceedings of which is secured under this mortgage; as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I James Austin,
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said
William Goldsmith, as agent, as aforesaid;

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
James Austin,

in hand well and truly paid by the said
William Goldsmith, as agent as aforesaid

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these Presents do
grant, bargain, sell and release unto the said

William Goldsmith, as agent of Annie P. Posey, his successors, heirs and assigns;
All that lot of land situate on the West side of Bayfield Street, in the City and
County of Greenville, S.C., fronting said Street 56 feet with a depth of 144 feet and
adjoins lands formerly or now of Eassy, Vaughn and Davis, its nearest corner being 100
feet from the intersection of said Bayfield Street and Gibbes Street and being one of the
lots devised to me by Susan Sims.

See Apartment 289, File 13, in the office of the Probate Court.

*Satisfied in full
3-14-1907
Wm Goldsmith
Annie P. Posey
J. M. C. 1160
#14418*