

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVENCE-JARRARD CO.—GREENVILLE 47536

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Wm. H. Austin

Whereas, I the said Wm. H. Austin

SEND GREETINGS:

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Peoples National Bank of Greenville, S. C., Trustee for William Poe

in the full and just sum of Two Thousand (\$2000.00) Dollars

(\$) Dollars, to be paid one year from date

with interest thereon from date at the rate of 5 per centum per annum, to be computed and paid semi-annually

if the taxes on the property below described shall become past due and unpaid for 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 attorneys' 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 Wm. H. Austin

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Peoples National Bank of Greenville, S. C., Trustee for William Poe

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Wm. H. Austin

in hand well and truly paid by the said Peoples National Bank of Greenville, S. C., Trustee for William Poe

at and before 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

Peoples National Bank of Greenville, S. C., Trustee for William Poe

All that piece, parcel or lot of land in the City of Greenville, State of South Carolina, County of Greenville, located on the North side of Manly St., and having the following metes and bounds, to-wit: Beginning at an iron pin on the north side of Manly St. and running thence N. 12.45 W. 60 ft. to an iron pin; thence S. 77 W. 153 3/10 ft. to an iron pin; thence S. 9.10 E. 51 1/10 ft. to an iron pin; thence N. 77 E. 157 2/10 ft. to the beginning corner. Being the same property conveyed to the mortgagor herein by Clyde Swedenburg by deed dated Feb. 2, 1920 and recorded in the R. M. C. Office for Greenville County in Deed Book 57 at page 477.

ALSO:

All that piece, parcel or lot of land, situate, lying and being in the City and County of Greenville and State aforesaid, and having the following metes and bounds, to-wit: Beginning at a point in the west line of Vulcan St. 210 ft. from the corner of north and Vulcan Sts. and running thence with Vulcan St. N. 12-45 W. 60 ft. to a corner; thence S. 77 W. 15.72 ft. to a stake corner; thence S. 9-10 E. 60.1 to a stake corner; thence 77 E. 161.1 ft. to the beginning corner. Being the same property conveyed to me by W. W. Hodges by deed dated Oct. 18, 1900 and recorded in the R. M. C. Office for Greenville County in Deed Book JJJ at page 25.

ALSO:

All that piece, parcel or tract of land, situate, lying and being in the State and County aforesaid on branch waters of Laurel Creek, of Reedy River about 5 1/2 miles from Greenville Courthouse, on the East side of Laurens Road, containing 62 acres, more or less and hath such marks, bounds, as follows: Beginning on a stake in Laurens Road, thence N. 34 E. 17.30 to a stone; thence N. 8 1/2 E. 10.00 to a stone; thence N. 32 1/2 W. 10.10 to a stone; thence S. 78 1/2 W. 11.00 to a P. O.; thence S. 38 W. 25.80 to a stone on East side of Laurens Road; thence along same S. 58 E. 15.40 to a stake; thence S. 82 E. 5.50 to a stake; thence S. 59 E. 286 to the beginning corner. Bounded by lands of W. H. Austin, Jr., Rothchild, Snyder & Co. and Estate of W. S. McDaniel. Being the same property conveyed to the mortgagor herein by Frances McDaniel, et al, by deed recorded in the R. M. C. Office for Greenville County in Deed Book FFF at page 308.

I hereby represent that the above described property is free and clear of all encumbrances.