

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO.
OCT 23 11 21 AM 1954

To All Whom These Presents May Concern:

I, James Ben (J.B.) Austin, of Greenville County, S.C., SEND GREETING:

Whereas, I, the said James Ben (J.B.) Austin,
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to John A. Park,
in the full and just sum of SIX HUNDRED FIFTY and no/100 (\$650.00) DOLLARS,

to be paid as follows: THIRTY (\$30.00) DOLLARS on November
23rd, 1954, and a like sum on the 23rd day of each and every succeeding
Calendar month thereafter, each of said payments to be applied first to
interest and then to the principal balance owing from month to month,
until paid in full,

, with interest thereon from date
at the rate of 7 per centum per annum, to be computed and paid quarterly
monthly, as above,
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 attorneys' fees, this to be added to the mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

Said Note signed, also, by Claude Austin and Carolyn Austin.
NOW KNOW ALL MEN, that I, the said James Ben (J.B.) Austin,

, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said John A. Park,
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said James Ben (J.B.) Aus-
tin, in hand well and truly paid by the said John A. Park,

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have grant-
ed, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the
said John A. Park, his heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Green-
ville County, State of South Carolina, in City of Greenville, on south-
western corner of Gower Street and Lindbergh Avenue, being the north-
eastern or front portion of that certain lot known and designated as
Lot Number Twenty One (No. 21) of the L. A. Mills subdivision, as rep-
resented by a plat thereof made by Dalton & Neves, Engrs, January 1928,
recorded in Plat Book "H" at pages 117-118 in R.M.C. office for Green-
ville County, and, according to said plat, in part, having the follow-
ing metes and bounds, to-wit:

BEGINNING at a stake on the southern side of Gower Street, joint
front corner with Lot No. 22 of said plat, and running thence S.38-42 W.
90 feet along the line of Lot No. 22 to a point, joint corner with lot
conveyed by me to Beall; thence S. 56-45 E. 50.4 feet along the line of
the Beall lot to a point on the northern side of Lindbergh Avenue; thence
N. 37-0 E. 92 feet along the northern side of Lindbergh Avenue to its
intersection with the southern side of Gower Street; thence N.59-07 W.
48 feet along the southern side of Gower Street to point of beginning.

The above described property is a part of same conveyed to me by
Ladson A. Mills by deed dated Sept. 3, 1929, recorded in Vol. 148, page 388.
There is located on above described property a six-room frame res-
idential building and other improvements.