

FILED

BOOK 818 Page 324

MAR 11 1960 A.M.

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville



To All Whom These Presents May Concern:

R. M. C.

SEND GREETING:

We, Jerry Austin and Opal Austin

Whereas, We, the said Jerry Austin and Opal Austin

in and by our certain note in writing, of even date with these

Presents, well and truly indebted to Nix & Company, Incorporated

in the full and just sum of Five Thousand Three Hundred Seventy-four dollars and

80/100-----, to be paid able in seventy-two equal monthly installments
of \$74.65 per month beginning April 1st, 1960, and each month thereafter until fully
paid.

, with interest thereon from

at the rate of per centum per annum, to be computed and paid in equal monthly

installments 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 mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that We, the said Jerry Austin and Opal Austin

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

NIX & COMPANY, INCORPORATED according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said Jerry and Opal Austin

, in hand well and truly paid by the said **NIX & COMPANY, INCORPORATED**

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 Nix & Company, Incorporated, its successors and assign:

All that certain piece, parcel or tract of land in Oaklawn Township, Greenville County, South Carolina, known as a portion of tract 24 on plat of Woodville Farms recorded in the R. M. C. Office for Greenville County in plat book M, at page 79, and being described as follows:

BEGINNING at a stake on the eastern edge of a road leading from Augusta Road along and over tract 24 (which stake is N 20-20 E 500 feet from the iron pin described as the beginning point in the deed to the grantor herein recorded in Vol. 510, page 470) and running thence along the eastern edge of said road N 20-20E 210 feet to a stake; thence S 69-40E 210 feet to a stake; thence S 20-20 W 210 feet to a stake; thence N 69-40 W 210 feet to the beginning point.

The above described tract, containing 1 acre, more or less, is a portion of the property conveyed to me by deed of J. S. Coker recorded in Vol. 510, page 470, and shall be a square with sides of 210 feet fronting on said road.

*For Assignment see R. E. M. Book 877 Page 478
For Assignment see R. E. M. Book 877 Page 477
For Assignment see R. E. M. Book 877 Page 476*