

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

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GREENVILLE, S. C.
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

OLLIE FRANK WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Claude Austin and Carolyn Austin

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto C. E. Robinson, as Trustee under the B. M. McGee Will (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

----- Six Thousand and No/100 ----- DOLLARS (\$ 6,000.00), with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid:

Payable \$75.00 on the 26th day of October, 1963, and a like payment of \$75.00 on the 26th day of each successive month thereafter, for a period of five years, at which time the unpaid balance will become due and payable, said payments to be first applied to interest at the rate of 6% balance to principal, with privilege of anticipating after one year from date.

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, situate at the southeastern corner of the intersection of Gower Street and Columbus Avenue, and being shown and designated as Lots 23 and 24 on plat of property of Ladson A. Mills, recorded in Plat Book H at Pages 117-118 in the R.M.C. Office for Greenville County, and when described together have the following metes and bounds, to wit:

"BEGINNING at an iron pin at the southeastern corner of the intersection of Gower Street and Columbus Avenue, and running thence along the southern side of Gower Street S. 59-07 E. 97.6 feet to pin at the corner of Lot 22; thence with line of Lot 22, S. 40-25 W. 123.1 feet to pin at corner of Lot 25; thence with line of Lot 25, N. 45-47 W. 103 feet to pin on Columbus Avenue; thence with the eastern side of said Avenue N. 44-13 E. 100 feet to the point of beginning,"

Said premises being the same conveyed to the mortgagors by two separate deeds, recorded in Deed Book 380 at Page 297 and Deed Book 345 at Page 105 respectively.

Also, the following personal property: One Hoffman Steam Press, one Mercury Dry Cleaning System, one Upright Steam Boiler, and all other items of personal property used by the mortgagors in connection with their drycleaning establishment, operated in one of the buildings located on the above property.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.