

GREENVILLE CO. S. C.

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The State of South Carolina,

OLLIE HEARNSWORTH
J. M. C.

County of GREENVILLE

To All Whom These Presents May Concern:

HELEN C. AUSTIN

SENDS GREETING:

Whereas, I, the said Helen C. Austin

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to The Peoples National Bank

in the full and just sum of Five Thousand and No/100ths (\$5,000.00) Dollars

, to be paid according to the terms set forth in the aforesaid promissory note which this mortgage secures, the unpaid balance of said debt if not sooner paid, shall be due and payable November 10, 1972,

, with interest thereon from date

at the rate of eight (8) per centum per annum, to be computed and paid as provided in said note

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, 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; 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 or its 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 attorney's 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 I, the said Helen C. Austin

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said Helen C. Austin

, in hand well and truly paid by the said The Peoples National Bank

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 The Peoples National Bank

All that piece, parcel, or lot of land, with all improvements thereon, situate, lying, and being on the Northern side of East Broad Street in the City and County of Greenville, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of East Broad Street, which point is 86.5 feet, more or less, from the Northwestern corner of the intersection of East Broad Street and Oakland Avenue and running thence N. 71 1/2 W. 55 feet, more or less, to a point; thence N. 18 1/2 E. 134 feet, more or less, to a point; thence

(Continued on reverse side)