

MORTGAGE ON REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC 21 12:20 PM '70
OLLIE FARNSWORTH
R. M. O.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1148 PAGE 625

WHEREAS, I, W. A. AUSTIN, SR.

(hereinafter referred to as Mortgagee) is well and truly indebted unto THE PEOPLES NATIONAL BANK, GREENVILLE, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

FORTY-TWO THOUSAND AND NO/100ths----- Dollars (\$ 42,000.00) due and payable
Three Hundred Fifty and No/100ths (\$350.00) Dollars on principal on the 25th day of each and
every month, commencing March 25, 1970, until paid in full.

with interest thereon from date at the rate of EIGHT per centum per annum, to be paid monthly.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, containing approximately one acre, being a portion of the property shown on plat entitled "Topographic Survey, Merchants Cotton Warehouse Company", prepared by Carolina Engineering & Surveying Co., on July 13, 1967, which plat is recorded in the RMC. Office, Greenville County, South Carolina, in Plat Book PPP at page 197, and having the following metes and bounds, to-wit:

BEGINNING at a point 348 feet N. 62-49 E. of the intersection of the center line of Worley Road and the Southeastern boundary line of the right-of-way of Southern Railway Company's main line tracks at a distance 100 feet from the center of said right-of-way and which point marks the northeast corner of a brick and metal warehouse building situate upon other property of the Mortgagee; thence at a right angle to said right-of-way line and running in a southeasterly direction along the northeast edge of said brick and metal warehouse building a distance of 125 feet to a point; thence along a new course, N. 62-49 E. 190 feet, more or less, to a point in the northwest boundary line of the right-of-way of The Atlanta & Charlotte Airline Railway Company; thence with said right-of-way line, N. 25-00 E. approximately 85 feet to an iron pin; thence continuing with said right-of-way line, N. 34-07 E. 151.3 feet to an iron pin marking the intersection of the said northwest right-of-way line of The Atlanta & Charlotte Airline Railway Company with the southeastern boundary line of the right-of-way of the Southern Railway Company's main line; thence along said right-of-way line of the Southern Railway Company, S. 62-49 W. 384.05 feet to point of beginning.

TOGETHER with full right and privilege to use a certain 25-foot service road abutting the southwest edge of said tract for ingress and egress.

The above is part of the land acquired by the Mortgagee by deed recorded in said RMC Office in Deed Book 821 at page 177 and all of the land acquired by said Mortgagee by deed recorded in Deed Book 821 at page 180.

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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.