

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & ~~McKAY~~ ^{McKay} Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE, CO. S. C.

BOOK 1194 PAGE 302

The State of South Carolina,

JUN 18 4 12 PM '71

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern: James H. Austin and
Elizabeth F. Austin SEND GREETING:

Whereas, we, the said James H. Austin and Elizabeth F. Austin

hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents,
well and truly indebted to The South Carolina National Bank of Charleston,
Greenville, S. C. Branch

hereinafter called the mortgagee(s), in the full and just sum of Seven Thousand Four Hundred Twenty
Five and No/100----- DOLLARS (\$7,425.00--), to be paid

as follows: the sum of \$123.75 to be paid on the 15th day of July, 1971,
and the sum of \$123.75 to be paid on the 15th day of each month of each
year thereafter, up to and including the 15th day of May, 1976 and the
balance thereon remaining to be paid on the 15th day of June, 1976.

, with interest thereon from maturity

at the rate of ---seven (7%)---
---monthly--- percentum per annum, to be computed and paid
until paid in full; all interest not paid when due to bear
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 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 ten (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 we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The South Carolina National Bank of Charleston, Greenville, S. C. Branch, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon situate on the east side of Summit Drive in the City of Greenville, State of South Carolina and being shown as Lot No. 2 on plat of Section "C", Parkvale, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book K at Page 54, said plat being referred to for a more complete description thereof.