

REGULATION NO. 22
COMPLIED WITH

BOOK 1287 PAGE 81

MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. FILED
ARNOLD & THOMASON, ATTORNEYS AT LAW, GREENVILLE, S. C.

FEB 15 4 53 PM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David C. Austin

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

WHEREAS, the Mortgagor is well and truly indebted unto
First Piedmont Bank and Trust Company
(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

Twenty Thousand and No/100----- DOLLARS (\$20,000.00)

with interest thereon from date at the rate of ~~prime rate of First Piedmont Bank and Trust Company~~ prime rate of First Piedmont Bank and Trust Company during the term of the note and mortgage which it secures, with said prime rate to be determined on the first day of each quarter and interest on said note is to be paid quarterly, beginning March 20, 1973

Principal balance hereon due on demand.

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, on the Northern side of Woodvale Avenue, in the City of Greenville, being known and designated as Lot 207, as shown on a second revision of Traxler Park prepared by R. E. Dalton, Engineer, dated March, 1923, and recorded in the RMC Office for Greenville County in Plat Book F at Pages 114 and 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Woodvale Avenue, joint front corner of Lots 206 and 207, thence with the line of Lot 206, N. 25-23 W. 181.3 feet to an iron pin; thence with the rear line of Lot 191, S. 57-29 W. 70.56 feet to an iron pin at the joint rear corner of Lots 207 and 208; thence with the line of said lots, S. 25-23 E. 204.5 feet to an iron pin in the Northern side of Woodvale Avenue; thence with the Northern side of Woodvale Avenue, N.39-57 E. 77 feet to the point of beginning.

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