

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.  
Nov 3 11 40 AM '77  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
W. S. TANKERSLEY  
R. J. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: STEVE M. AUSTIN. *S. M. A.*

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & 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 ONE THOUSAND FOUR HUNDRED SEVENTY THREE AND 84/100

DOLLARS (\$ 1,473.84 ),

due and payable in 24 consecutive monthly payments of \$61.41 commencing December 15, 1978, and continuing on the 15th day of each and every month until paid in full, payments to be applied first to interest, which has been added to principal above and then to principal.

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: as stated above

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,

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, Oakland Township, State of South Carolina, and being shown and designated on a Plat of Property of Quinton Hall, prepared by Robert R. Spearman, on March 15, 1977, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center of Old Pelzer Road; thence with the line of Walker estate, S. 00-30 W. 220 feet to a branch; thence with the meanderings of said branch, N. 76-30 W. 57.4 feet to an iron pin; thence N. 70-40 W. 130 feet to an iron pin; thence S. 84-15 W. 115 feet to an iron pin; thence S. 54-15 W. 125 feet to a nail and cap in the center of S. C. Highway #8; thence with the center of said road, N. 69-40 W. 120 feet to a nail and cap in the center of the intersection of Old Pelzer Road and S. C. Highway #8; thence with the center of Old Pelzer Road, N. 63-00 E. 340 feet to a nail and cap; thence continuing with the center of Old Pelzer Road, N. 77-00 E. 247 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagors by the Deed of Christine Harris to be recorded herewith.

This conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record on the recorded plat(s) or on the premises.



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.

*Handwritten initials*

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