

FILED

BOOK 1085 PAGE 657

MAR 7 3 35 PM 1968

The State of South Carolina,
COUNTY OF Greenville

OLLIE F. WORTH

SEND GREETING:

Whereas, it, the said The Nut & Bolt House, Inc.,
hereinafter called the mortgagor, in and by its certain promissory note in writing, of even date with these presents,
is well and truly indebted to W. A. Austin, Sr.

hereinafter called the mortgagee(s), in the full and just sum of Twenty Thousand and No/100-----
-----DOLLARS (\$ 20,000.00), to be paid

Six & three/ fourths (6 3/4%) in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of
* per centum per annum, said principal and interest being payable in monthly
installments as follows:

Beginning on the 18th day of April, 19 68, and on the 18th day of each
month of each year thereafter the sum of \$ 500.00 to be applied on the interest
and principal of said note, said payments to continue until principal and interest are paid in
full ~~up to and including the ----- day of -----~~
~~-----~~; the aforesaid monthly payments of \$ 500.00 each are to be applied first to
interest at the rate of six & three/ fourths (6 3/4%) per centum per annum on the principal sum of \$ 20,000.00 or
so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment
shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the
event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall
bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

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 con-
dition, 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 in-
cluding ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be se-
cured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That it, the said mortgagor, in consideration of the said debt and sum of money
aforesaid, and for the better securing the payment thereof to the said mortgagee according to the terms of the said note, and
also in consideration of the further sum of THREE DOLLARS, to it, the said mortgagor, in hand and truly paid by the said
mortgagee 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 W. A. Austin, Sr.
His Heirs and Assigns, Forever:

ALL that certain piece, parcel or lot of land together with the improve-
ments thereon, situate, lying and being in Greenville Township, County
and State aforesaid, and having according to a plat entitled "Merchants
Cotton Warehouse Company", Topographic Survey, dated July 13, 1967, made
by Carolina Engineering & Surveying Company, and recorded in the RMC
Office for Greenville County in Plat Book , Page , the following
metes and bounds, to-wit:

BEGINNING at a point in the center line of Worley Road, 197.6 feet South-
west of the intersection of said center line and the Southeastern boundary
of the right-of-way of the Southern Railway Company for its mainline
tracks, and running thence with the boundary of land owned by the mortgagee
N 87-43 E 482 feet, more or less, to a point, being the joint rear corner
with land owned by the mortgagee; thence S 9-58 W 376 feet to a point;
thence N 67-55 W 501.9 feet to a point in the center line of Worley Road;
thence with said center line, N 16-34 E 170 feet to the beginning corner.

This being the same property conveyed to the mortgagor by the mortgagee
by deed of even date herewith, this mortgage being given to secure a
part of the purchase price thereof.

(continue on page 2)

For Subordination of Mortgage Given to Eric Mortgage see R. C. M. Book 1189 page 334.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 14 PAGE 187

SATISFIED AND CANCELLED OF RECORD
23 DAY OF Feb 1968
Donna J. Rankin
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:07 O'CLOCK P. NO. 2274