

FILED
GREENVILLE CO. S. C. REAL ESTATE MORTGAGE

1312 653

JUN 5 11 42 AM '74

DONNIE S. TANKERSLEY
R.M.C.

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HELEN CARTER AUSTIN SEND GREETINGS:

WHEREAS, I the said Helen Carter Austin,
hereinafter called Mortgagor, in and by my certain Note or obligation bearing
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal
sum of Twelve Thousand and no/100 Dollars (\$ 12,000.00),
with interest thereon payable in advance from date hereof at the rate of 9 % per annum; the prin-
cipal of said note together with interest being due and payable in (60)
Number

monthly installments as follows:
[Monthly, Quarterly, Semi-annual or Annual]

Beginning on July 31, 19 74, and on the same day of
each monthly period thereafter, the sum of
Two Hundred Fifty and 73/100 Dollars (\$ 250.73)

and the balance of said principal sum due and payable on the 31 day of June, 1979.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of 7 %
per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said
note will more fully appear; default in any payment of either principal or interest to render the whole debt
due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to
any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure
or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as
the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that 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 the said Mortgagor
in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these pres-
ents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these
presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate,
to-wit:

All that certain piece, parcel or lot of land situate, lying and being
on East McBee Avenue in the City of Greenville, Greenville County,
State of South Carolina, and having the following metes and bounds, to-
wit:

BEGINNING at the corner of the lot now or formerly owned by Charlie
Harris, and running thence with McBee Avenue S. 72 E. 48 feet to
corner of George Parker's lot; thence N. 71 W. 48 feet to a rear
corner of Charlie Harris' lot; thence with Charlie Harris' line S.
17 1/2 W. 160 feet to the beginning corner, containing 7680 square feet,
more or less, being Lot No. 2 of the Lester property, said lot being
No. 607 East McBee Avenue, fronting 48 feet thereon.

The premises hereinabove described are conveyed subject to any applicable
restrictions, easements, rights of way and zoning ordinances.

