

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO.,

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, S. T. Holland, of Greenville County, S. C. SEND GREETINGS:

Whereas, I the said S. T. Holland
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to William H. Austin

in the full and just sum of TWO THOUSAND THREE HUNDRED SIXTY and No/100 (\$2360)
----- Dollars, to be paid, on December 31st 1946

*Paid April 17th 1947
Wm. H. Austin*

with interest thereon from maturity at the rate of six per centum per annum, to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' 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 I, S. T. Holland, the said S. T. Holland, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said William H. Austin,

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said S. T. Holland in hand well and truly paid by the said William H. Austin

*Witness: Harry Sanford
J. P. Matthews*

*RECORDED AND INDEXED
APR 17 1947
Wm. H. Austin
S. T. HOLLAND
CLERK FOR GREENVILLE COUNTY, S. C.
7448*

at and before signing of these Presents, 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 William H. Austin, his heirs and assigns,

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, on State Highway between Laurens Road and Five Forks, and about Four (4) miles from Mauldin and having the following metes and bounds, from surveys and plats made by F. L. Maxwell and by W. A. Christopher, both Surveyors, of certain of the adjoining lands, and by E. E. Gary, Surveyor, therefrom, to-wit:-

BEGINNING at iron pin, post oak stump, a short distance northerly from said State Highway in line of J. F. Maxwell lands, and running thence S. 3-30 W. 26.86 along the eastern line of lands belonging to George Green, formerly belonging to E. S. Green, to iron pin, holly; thence N. 74-22 E. 30.26 chs. along line of lands of Mrs. Sarah Curry, formerly belonging to E. S. Green, to point at pile of rock, corner of J. F. Maxwell lands; thence N. 30-35 W. 9.41 chs. along J. F. Maxwell line, thence N. 76 W. 8.83 chs. along J. F. Maxwell's line, to point; thence N. 35 W. 9.40 chs. along J. F. Maxwell line, to point; thence N. 11 W. 3.10 chs. along J. F. Maxwell line, to point; thence S. 72-15 W. 8.20 chs. along line of J. F. Maxwell, to iron pin at p.o. stump, the point of beginning; bounded by lands of George Green, Mrs. Sarah Curry, J. F. Maxwell and others; and containing Forty Six and 7/10 (46.7) acres, more or less.

This mortgage is given to secure part payment of the purchase price and is a purchase money mortgage, the said property being conveyed to me this day by William H. Austin by his deed to be recorded.