

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK - 948 PAGE 155

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED.
GREENVILLE CO. S. C.

FEB 6 12 54 PM 1964

OLLIE FRANKS WORTH
R. M. C.

WHEREAS, We, William C. Austell and Elsie L. Austell

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. D. Link

(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 Six Thousand Two Hundred & no/100- - - - - Dollars (\$ 6,200.00) due and payable

in ten (10) equal annual installments of Six Hundred and Twenty & no/100 (\$620.00) each, the first such installment to be due and payable on or before April 8, 1965,

with interest thereon from date at the rate of 6% per centum per annum, to be paid:

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, South Carolina, containing 80 acres, more or less, bounded now or formerly on the South by Stokes land, on the East by Mr. Huff's land, on the West by lands of D. B. Davenport and of Dr. Jordan, said land being known as the McDavis Place; being the same property conveyed to Alice N. Page by J. H. Page on December 14, 1914 by deed recorded in the R. M. C. Office of Greenville County in Deed Book 26 at page 483, said deed reciting that said land contained 70 acres more or less, but upon a more recent survey it being determined that said tract of land contains 80 acres.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

32