

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thompson, Attorneys at Law, Greenville, S. C.
 Mortgagee's address:
 P. O. Box 3028
 Greenville, S.C. 29602

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

GRF FILED
 AUG 31 11 26 AM '81
 DONNIE S. TANKERSLEY
 R.M.C.
 MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DAVID C. AUSTIN (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST CITIZENS BANK & TRUST COMPANY OF SOUTH CAROLINA (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 Twenty-nine Thousand and no/100 ----- DOLLARS (\$ 29,000.00), with interest thereon from date at the rate of 15% per centum per annum, said principal ~~and interest~~ to be repaid:

One (1) year from date with interest computed at the rate of 15% per annum on the unpaid balance to be paid monthly. The first interest payment shall be due and payable on October 1, 1981 and all subsequent interest payment shall be due on the first day of each consecutive month thereafter until the principal is paid in full.

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, in the City of Greenville, located on the Northern side of Woodvale Avenue, being known and designated as Lot 207, as shown on a second revision of Traxler Park prepared by R. E. Dalton, Engineer, dated March 1923, and recorded in the RMC Office for Greenville County in Plat Book F, at Pages 114 and 115, and having, according to said plat, the following metes and bounds, tl-wit:

BEGINNING at an iron pin on the Northern side of Woodvale Avenue, joint front corner of Lots 206 and 207, thence with the line of Lot 206 N. 25-23 W. 181.3 feet to an iron pin; thence with the rear line of Lot 191, S. 57-29 W. 70.56 feet to an iron pin at the joint rear corner of Lots 207 and 208; thence with the line of said lots, S. 25-23 E. 204.5 feet to an iron pin on the Northern side of Woodvale Avenue; thence with the Northern side of Woodvale Avenue, N. 39-57 E. 77 feet to the point of beginning.

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This is the same property conveyed to the mortgagor by deed of Carl B. Stanley recorded on February 15, 1973, in Deed Book 967 at page 370 in the RMC Office for Greenville County.

It is understood that this mortgage is junior in lien to a first mortgage originally to First Piedmont Bank & Trust Company recorded in Mortgage Book 1267 at page 81 and assigned to First Citizens Bank & Trust Company of South Carolina by deed recorded in Deed Book 1052 at page 853 in the RMC Office for Greenville County.

4.0001

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.