

THE STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

APR 2 1 45 PM 1953

To All Whom These Presents May Concern:

We, Claude Austin and Carolyn Austin,

SEND GREETING:

Whereas, we, the said Claude Austin and Carolyn Austin,

in and by our certain promissory note in writing, of even date with these

Presents, are well and truly indebted to Sarah P. Fay and Harry L. Fay,

in the full and just sum of FOUR THOUSAND and no/100 (\$4000.00) DOLLARS, to be paid as follows: SEVENTY FIVE and no/100 (\$75.00) DOLLARS on April 25, 1953, and a like ~~sum to be paid~~ sum on the 25th day of each and every succeeding Calendar month thereafter, each of said payments to be applied first to interest and then to the principal balance owing from month to month, until paid in full; with the right, however, to anticipate, by the payment, after Three (3) years, of any part or all thereof at any time before maturity,

with interest thereon from date

at the rate of 7 per centum per annum, to be computed ^{semi-annually} and paid monthly, as above,

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, then 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 we, the said Claude Austin and Carolyn Austin,

in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Sarah P. Fay and

Harry L. Fay,

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said Claude Austin and Carolyn

Austin, in hand well and truly paid by the said Sarah P. Fay and Harry L. Fay,

at and before the 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 Sarah P. Fay and Harry L. Fay, their heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot Number Twenty Four (No. 24) of the L. A. Mills subdivision, in City of Greenville, as represented by a plat of said subdivision recorded in Plat Book "H" at page 117-118 in the R. M. C. office for County of Greenville, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point, southeastern corner of Gower Street and Columbus Avenue, and running thence along the south side of Gower Street, S. 59-07 E. 48.6 feet to corner of Lots Nos. 23 and 24; thence S. 42-01 W. 111.6 feet to pin in line of Lot No. 25; thence N. 45-47 W. 51.5 feet to point on southeastern side of Columbus Avenue; thence along the southeastern side of Columbus Avenue, N. 44-13 E. 100 feet to beginning corner; this being the same property conveyed to Claude Austin, one of the mortgagors herein, by Inez Larson by deed dated Jan. 3, 1938, recorded in Vol. 201 at page 217 in said R. M. C. office, and the same conveyed to said Inez Larson by B.G. Abner by deed dated May 19, 1937, recorded in Vol. 196 at page 50 in said R. M. C. office.

There is located on the above described property a five-room frame residential building and other improvements.

ALSO: All that other piece, parcel or lot of land in said