

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **We, J.W. Austin, Jr., and Grace S. Austin,**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

THREE THOUSAND
DOLLARS (\$ **3,000.00**), with interest thereon from date at the rate of **Six (6%)**
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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 Oneal Township, lying on the west side of State Highway No. 14, about three miles North from the City of Greer, being a portion of Tract No. 4 of the S.D. Mosteller Estate, bounded on the East by said highway and on all other sides by the heirs at law of Egbert Mosteller, having the following courses and distances: Beginning on a nail & stopper in the center of said State Highway (iron pin on west bank of the road), and runs thence N. 83.45 W. 30.4 feet to said iron pin on bank of the road; thence continuing same course a total distance of 357 feet to an iron pin; thence N. 3.15 E. 267 feet to an iron pin; thence N. 66.42 E. 189.7 feet to a nail & stopper in the center of said highway No. 14 (iron pin on line at 18.2 feet); thence with the center of said highway as follows: S. 26.20 E. 200 feet to a turn, S. 24.14 E. 100 feet to a turn and S. 15.58 E. 114.6 feet to the beginning corner, containing 2.06 acres, more or less, and being all of that tract of land conveyed to us, the mortgagors, by Connie G. Mosteller, et al, by deed dated October 5, 1953, to be recorded herewith.

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.