

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 4 2 17 1953 BOOK 577 PAGE 465

To All Whom These Presents May Concern:

I, James Ben Austin, of Greenville County, S. C.,

SEND GREETING:

Whereas, I, the said James Ben Austin,

in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to John C. Henry.

in the full and just sum of SIX HUNDRED and no/100 (\$600.00) DOLLARS,

to be paid as follows: TWENTY FIVE and no/100 (\$25.00) DOLLARS on December 1st, 1953, and a like sum on the 1st day of each and every succeeding Calendar month thereafter, until paid in full,

with interest thereon from date

at the rate of 7 per centum per annum, to be computed and paid semi-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, 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 I, the said James Ben Austin,

in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said John C. Henry,

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

consideration of the further sum of Three Dollars, to me, the said James Ben Austin,

in hand well and truly paid by the said John C. Henry,

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 John C. Henry,

his heirs and assigns,

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in City of Greenville, on northern side of Lindbergh Avenue, being shown and designated as Lot Number Twenty (No. 20) on plat of the L. A. Mills property, made by Dalton & Neves, Engrs., January 1928, recorded in Plat Book "H" at pages 117-118 in R. M. C. office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Lindbergh Avenue, joint corner with Lot No. 21, and which point is One Hundred Thirty Three and 3/10 (133.3) feet from Gower Street, and running thence S. 37-0 W. 46 feet along northern side of Lindbergh Avenue to an iron pin, joint front corner with Lot No. 19; thence N. 53-0 W. 105.6 feet along line of Lot No. 19 to an iron pin, joint corner of Lots Nos. 19, 20, 25 and 26; thence N. 40-15 E. 46.1 feet along rear line of Lot No. 25 to an iron pin, joint corner of Lots Nos. 20, 22, 23 and 25; thence S. 53-0 E. 103 feet along line of Lot No. 22 and original line of Lot No. 21 to an iron pin on Lindbergh Avenue, the beginning corner.

The above described property is the same this day conveyed to me by Oregon Lumber Company, a Corporation, by its deed of this date to be recorded in said R.M.C. office along with this mortgage.

This is a first mortgage over the above described property,