

STATE OF SOUTH CAROLINA ,)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I , Hardy D. Auston, Jr.

am well and truly indebted to

W. G. Serrine

in the full and just sum of Nine Hundred Sixteen - - - - - Dollars, in and by my certain promissory note in writing, of even date herewith, due and payable on the 5th day of October 1947 with interest - - - - - from date at the rate of six per centum until paid; interest to be computed and paid semi-annually , and if unpaid when due to bear interest at same rate as principal until paid , and I have further promised and agreed to pay ten per cent. of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had, will more full appear.

NOW, KNOW ALL MEN, THAT I , the said Hardy D. Auston, Jr., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, to me in hand well by acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain sell and release unto the said W. G. Serrine

RECORDED AND CANCELED IN THE OFFICE OF RECORDS
GREENVILLE COUNTY, S.C.
THIS 23rd DAY OF SEPTEMBER 1947
R.M.C. OFFICE GREENVILLE, S.C.
1720-56 6000L D.M.

All that tract or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on Jenkins Street, known as No. 707 in the City Directory, and being the same conveyed to me by W. G. Serrine June 29, 1946, and fully described in the deed recorded in the R.M.C. Office for Greenville County in Volume 298, page 52. TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging , or in TO HAVE AND TO HOLD, all and singular the said premises unto the said W. G. Serrine, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I , the said mortgagor, agree to insure the house and buildings on said land for not less than One Thousand - - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and made loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that I, the mortgagor , am to hold and enjoy the premises until default of payment shall be made, in which event the mortgagee or his representative or assigns shall be entitled to take possession immediately, without notice, receive