

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Felt, Hrawley & Horton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

BOOK 751 PAGE 306

JUL 2 4 06 PM 1958

The State of South Carolina,

COUNTY OF
GREENVILLE

OLLIE FAIRBANKS WORTH
R. M. C.

I, H. GRICE HUNT

SEND GREETING:

Whereas, I, the said H. GRICE HUNT

hereinafter called the mortgagor(s) in and by his certain promissory note in writing, of even date with these presents, am well and truly indebted to CHARLCY V. AUSTIN AND GABRIELLE AUSTIN

hereinafter called the mortgagee(s), in the full and just sum of Fourteen thousand and No/100 - - -

- - - - - DOLLARS (\$ 14,000.00), to be paid at Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five and one-fourth (5 1/4 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of August, 1958, and on the 1st day of each month of each year thereafter the sum of \$ 150.21, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of June, 1968, and the balance of said principal and interest to be due and payable on the 1st day of July, 1968; the aforesaid monthly payments of \$ 150.21 each are to be applied first to interest at the rate of five and one-fourth (5 1/4 %) per centum per annum on the principal sum of \$ 14,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 its 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 ten (10%) per cent, of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said

CHARLCY V. AUSTIN AND GABRIELLE AUSTIN, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the Southwest side of Augusta Street in the City of Greenville, in Greenville County, S. C., and having according to a survey made by Piedmont Engineering Service, June 8, 1956, the following metes and bounds to wit:

BEGINNING at an iron pin on the Southwest side of Augusta Street, said pin being located 137.9 feet in a Northwesterly direction from the point where the Southwest side of Augusta Street intersects with Northwest side of Sevier Street, and running thence S. 33-34 W. 413.7 feet to an iron pin; thence N. 57-05 W. 70.5 feet to an iron pin; thence N. 33-54 E. 426.6 feet to an iron pin on the Southwest side of Augusta Street; thence along Augusta Street S. 46-20 E. 69.1 feet to the beginning corner.

This is the same property conveyed to me by deed of Pearl Hallman Merritt, dated July 2, 1958, to be recorded herewith.

The within mortgage paid in full and satisfied this 8. day of August 1960.

Charlcy V. Austin
Gabrielle Austin

Witness:
Howard G. Raddy
Rebecca Armstrong

SAFELY KEPT AND CANCELLED OF RECORD
27 DAY OF SEP. 1969
Oddie Sammons
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:06 PM P. 15 111292