

GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE—Offices of Lore, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Harry Jones and Barbara B. Jones,
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto W. R. Austin,
(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

Fifty-two thousand five hundred and no/100-----DOLLARS (\$52,500.00),
with interest thereon from date at the rate of 6 1/2 per centum per annum, said principal and interest to be repaid: \$13,125.00 plus interest on February 10, 1973 and \$13,125.00 plus interest on each successive February 10 thereafter until paid in full, with full privilege of the mortgagor to anticipate and pay off the entire balance at any time, with interest to be due only to the date of payment.

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 purposes:

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, containing 19.82 acres, being known and designated as the property of W. R. Austin, according to a plat thereof by C. O. Riddle, R. L. S., dated September, 1967 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING At an iron pin on the western side of Miller Road at the joint front corner of property now or formerly of Alfred L. Vaughn and running thence with Vaughn property, S. 76-47 W. 702 feet to an iron pin; thence with property now or formerly of Eaton, S. 22-34 W. 304.7 feet to an iron pin; thence with property now or formerly of Hawks, S. 79-12 W. 158.8 feet to an iron pin; thence N. 4-11 W. 288.3 feet to an iron pin; thence N. 0-25 W. 409.3 feet to an iron pin; thence with the branch as the line, the chord of which is N. 37-25 E. 397 feet to an iron pin; thence N. 20-19 W. 413.2 feet to an iron pin; thence with property now or formerly of Fowler, S. 53-48 E. 244.2 feet to an iron pin; thence continuing with property now or formerly of Fowler, N. 34-22 E. 180 feet to an iron pin in a branch; thence with property now or formerly of Blakely, S. 51-08 E. 503.8 feet to an iron pin; thence continuing with said Blakely property, S. 89-09 E. 279.8 feet to an iron pin on Miller Road; thence with said Miller Road, S. 6-35 W. 436.3 feet to an iron pin; thence continuing with said Miller Road, S. 11-56 W. 182.6 feet to an iron pin, the point of beginning.

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.