

MORTGAGE OF REAL ESTATE—Office of E. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

BOOK 1273 PAGE 633

STATE OF SOUTH CAROLINA GREENVILLE, CO. S. C.

COUNTY NO. 22 GREENVILLE  
REGULATORY DIVISION  
COMPLIED WITH  
*[Signature]*

FILED  
APR 25 11 04 AM '73  
RONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, W. A. Austin and Mary Jo Austin

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, South Carolina

(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 Twenty-One Thousand and No/100 - - - - - Dollars (\$ 21,000.00 ) due and payable

in equal monthly installments of \$296.88 on the 19th day of each and every month commencing in May, until paid in full, with the final installment due eight years from date, payments applied first to interest, balance to principal

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly

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, on the Southerly side of Bridgewood Avenue and being shown as all of Lot No. 13 on Plat of Subdivision known as "Forest Hills" which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book BBB, page 45, said lot having a frontage along said street of 100 feet, and extending back in parallel lines to a depth of 175 feet and being 100 feet across the rear.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.