

LONG, BLACK & GASTON S.C.

P. O. Box 10163
Greenville, S.C.
BOOK 1529 PAGE 743

STATE OF SOUTH CAROLINA JAN 9 4 08 PM '81
COUNTY OF GREENVILLE
DONOR S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN C. AUSTIN AND VICKIE L. AUSTIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto
MOLLIE J. FLOWERS

(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 FORTY THOUSAND DOLLARS AND NO/100

Dollars (\$ 40,000.00) due and payable

with interest thereon from January 5, 1981 at the rate of 13% per centum per annum, to be paid:
In one balloon payment to be paid on or before April 1, 1981.

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:

ALL that certain piece, parcel, or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot 154, Section 3 of Lake Forest, recorded in Plat Book GG at Page 77, in the RMC Office for Greenville County, and having, according to a more recent survey by R. K. Campbell, dated August 1, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Rockmont Road at the joint front corner of Lots 153 and 154, and running thence with the line of Lot 153, N. 52-24 E. 312.2 feet to an iron pin; thence with the branch as the line the traverse of which is N. 30-48 W. 179 feet to an iron pin; thence continuing with the branch, the traverse of which is N. 70-06 W. 118.6 feet to an iron pin, joint rear corner of Lots 154 and 155; thence with the line of Lot 155, S. 36-41 W. 321.1 feet to an iron pin on Rockmont Road; thence with said Rockmont Road S. 46-44 E. 191.3 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagor herein by deed of Mollie J. Flowers, dated and recorded simultaneously herewith.

SCTO --- 1 JA 981 098

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
BOOK 1529 PAGE 743
JAN 9 1981

4.00CT

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

0743

4328 RV-2