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FILED
GREENVILLE CO. S.C.
MORTGAGE OF REAL ESTATE—Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

JUL 16 9 30 AM '76

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Frank Austin and Nell Austin

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
Southern Bank and Trust Company

WHEREAS, the Mortgagor is well and truly indebted unto

(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

Eleven Thousand and No/100 ----- DOLLARS (\$ 11,000.00),
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid:

in monthly payments of \$228.35 each, to be applied first to interest and then to principal, with the first payment being due on August 15, 1976, with a like amount due on the 15th day of each calendar month thereafter until entire balance is paid full

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, Town of Piedmont, Grove Township, described as follows:

BEGINNING at an iron pipe on the southeast side of the Greenville-Piedmont Road at a corner of property of the Piedmont Manufacturing Company, and running thence along the line of said property, S 62-30 E 77.8 feet to an iron pin; thence, S 32-00 W 101 feet to an iron pipe; thence, N 62-30 W 77.8 feet to an iron pipe on the southeast side of said Greenville-Piedmont Road; thence along said road, N 32-00 E 101 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of Gulf Oil Corporation dated June 14, 1976 and recorded in Deed Book 1039 at Page 673 of the RMC Office for Greenville County.



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.

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