

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

44035 PROVENCE-JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,

County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, H. S. Sellers,

SEND GREETINGS:

Whereas, I the said H. S. Sellers,

in and by my certain promissory note in writing, of even date with these presents,

well and truly indebted to The Peoples National Bank, Executor of the Estate of J. W. Nix,

in the full and just sum of One thousand two hundred (\$1,200.00) & no/100 --Dollars

(\$) Dollars, to be paid \$125.00 each six months after date, with the balance due and payable five years from date

with interest thereon from date at the rate of six per centum per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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 10 per cent. of the indebtedness as attorneys' 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 H. S. Sellers

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank, Executor of the Estate of J. W. Nix,

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me

the said H. S. Sellers

in hand well and truly paid by the said The Peoples National Bank, Executor of the Estate of J. W. Nix

at and before signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

The Peoples National Bank, Executor of the Estate of J. W. Nix,

All that certain piece, parcel or lot of land in Greenville Township, State and County aforesaid, about two and one-half miles from Greenville County Courthouse, on the Paris Mountain Road, and known and designated as a part of Lots 2 and 3 of Furman Hall Heights, according to a plat thereof made by W. D. McBrayer, Surveyor, October 1, 1936, not yet recorded, and having, according to said plat, the following metes and bounds:

Beginning at a point at the Northeastern intersection of the Furman Hall Road with an unnamed road, and running thence along said unnamed road S. 75 E. 130 feet to an iron pin, joint Southern corner of Lots Nos. 1 and 2; thence N. 28-25 E. 60 feet to an iron pin; thence N. 75 W. 130 feet to an iron pin on the Furman Hall Road; thence with said road S. 28-25 W. 60 feet to the point of beginning.

Paid and Satisfied this 7th day of April, 1945. The Peoples National Bank, Greenville, South Carolina, R. Kelly, Pres.

*Noted B. D. Hill, Attorney
Sara H. S. Hill, Attorney
S. Hill*

RECORDED AND INDEXED BY #4334 OFFICE OF CLERK OF COUNTY, S.C. April 1945