

JUL 31 3 15 PM 1956
OLLIE HAYNSWORTH
P.M.C.

State of South Carolina,

COUNTY OF GREENVILLE

ROBERT DANIEL SELLERS, JR. AND ANN GARRISON SELLERS, SEND GREETING:
WHEREAS, we the said Robert Daniel Sellers, Jr. and Ann Garrison Sellers

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to The Peoples National Bank, as Trustee under the Will of W. Louis Balentine in the full and just sum of Seven Thousand Five Hundred and No/100ths ----- tine (\$ 7,500.00) DOLLARS, to be paid ----- fourths in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four & three/ (4 3/4) per centum per annum, said principal and interest being payable in monthly installments as follows:
Beginning on the 1st day of September, 1956, and on the 1st day of each month ----- of each year thereafter the sum of \$ 78.64 -----, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July 1966, and the balance of said principal and interest to be due and payable on the 1st day of August, 1966; the aforesaid monthly payments of \$ 78.64 ----- each are to be applied first to interest at the rate of four & / (4 3/4) per centum per annum on the principal sum of \$ 7,500.00 ----- or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly ----- payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 we -----, the said Robert Daniel Sellers, Jr. and Ann Garrison 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, as Trustee under the Will of W. Louis Balentine according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to

us -----, the said Robert Daniel Sellers, Jr. and Ann Garrison Sellers in hand and truly paid by the said The Peoples National Bank, as Trustee under the Will of W. Louis Balentine, at and before the signing of these Presents, the receipt thereof 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, AS TRUSTEE UNDER THE WILL OF W. LOUIS BALENTINE:

All that parcel of land with the dwelling and improvements thereon on the Northeast side of Sylvan Way in the City of Greenville, Greenville County, South Carolina, shown as Lots 101, 102 and 103 on plat of Marshall Forest recorded in the R.M.C. Office for Greenville County, S. C. in P at Book H, pages 133-134, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeast side of Sylvan Way at the joint front corner of Lots 104 and 103; thence N. 45-20 E. 277 feet to an iron pin on the Southwest side of a 10-foot alley reserved for utilities; thence along the Southwest side of said alley S. 41-40 E. 75.1 feet to an iron pin at the joint rear corner of Lots 100 and 101; thence along the line of Lot 100 S. 45-20 W. 258 feet to an iron pin on the Northeast side of Sylvan Way; thence with the line of said street N. 60-12 W. 26 feet to an iron pin; thence continuing with said street as the line N. 54-01 W. 50.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Arthur Magill, dated July 31, 1956, and to be recorded in the R.M.C. Office for Greenville County.