

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS We, Willie B. Kirksey and Leola Kirksey, of Greenville County well and truly indebted to H. S. Sellers in the full and just sum of Five Thousand Five Hundred and no/100 - - - - - (\$ 5,500.00) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows:

Fifty (\$50.00) Dollars on the 15th day of March, 1958 and Fifty (\$50.00) Dollars on the 15th day of each and every succeeding month thereafter until paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Willie B. Kirksey and Leola Kirksey in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery 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 H. S. Sellers, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 24, according to a plat of property of P. L. Bruce, prepared by R. K. Campbell, recorded in the R. M. C. Office for Greenville County in Plat Book W, at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of an unnamed street, the joint front corner of Lots Nos. 23 and 24, and running thence along the southeastern side of said lots, N. 34-65 E. 60 feet to an iron pin, corner of Lot No. 25; thence along the line of that lot, S. 55-05 E. 140 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence along the rear line of Lot No. 4, S. 34-55 W. 60 feet to an iron pin at the rear corner of Lot No. 23; thence along the line of that lot, N. 55-05 W. 140 feet to the beginning corner; and being the same conveyed to us by H. S. Sellers by deed of even date herewith, to be recorded.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said H. S. Sellers, his Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.