

BOOK 864 PAGE 368

JUL 29 9 53 AM 1961

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, **JOE D. SELLERS**

SEND GREETING:

Whereas, I, the said **Joe D. Sellers**
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to **Peoples National Bank**
in the full and just sum of **Twelve Hundred (\$1200.00) Dollars**

to be paid in quarterly installments of \$150.00 each, commencing
November 1, 1961 and \$150.00 each quarter thereafter until paid in full. Payments are
to be applied first to interest and balance to principal. The mortgagor reserves the
right to anticipate the entire amount or any part thereof at any time without penalty,

with interest thereon from date

at the rate of 7 per centum per annum, to be computed and paid quarterly

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 **Joe D. Sellers**

, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said **Peoples**
National Bank according to the terms of the said note, and also in
consideration of the further sum of **Three Dollars**, to me, the said **Joe D. Sellers**
in hand well and truly paid by the said **Peoples National Bank**

at and before the 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

Peoples National Bank, its successors and assigns, forever:

ALL that piece, parcel or lot of land with buildings and improvements
thereon, situate, lying and being in the **Judson Mills Village** and being known and
designated as **Lot No. 7, Block No. 7** on a plat of said village, recorded in **Plat Book**
"X" at page 143, and having according to said plat the following metes and bounds,
to-wit:

BEGINNING at a point on the **Easley Bridge Road** at the joint corner
of **Lots Nos. 6 and 7** and running thence **S. 50-18 E. 127.7 feet** to a point in the line
of **Lot No. 2**; thence **N. 78-12 E. 95.7 feet** to a point on **Fourth Street**; thence with
the said street, **N. 42 W. 48.9 feet** to a point; thence **S. 38 W. 12.8 feet** to a point
on **Easley Bridge Road**; thence with **Easley Bridge Road S. 38-01 W. 93.5 feet** to the
point of beginning.