

MORTGAGE

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. LYNWOOD SELLERS AND LINDA G. SELLERS of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

organized and existing under the laws of New Jersey, a corporation
hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which
are incorporated herein by reference, in the principal sum of Sixteen Thousand and No/100ths-
----- Dollars (\$ 16,000.00), with interest from date at the rate
of five and one-fourth---- per centum (5½ %) per annum until paid, said prin-
cipal and interest being payable at the office of The Prudential Insurance Company of
America in Newark, New Jersey
or at such other place as the holder of the note may designate in writing, in monthly installments of
Eighty-eight and 48/100ths-----Dollars (\$ 88.48),
commencing on the first day of March, 1964, and on the first day of each month there-
after until the principal and interest are fully paid, except that the final payment of principal and interest,
if not sooner paid, shall be due and payable on the first day of February, 19 94.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three
Dollars (\$3) 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, the following-described real estate situated in the County of Greenville,
State of South Carolina:

All that piece, parcel or lot of land with all improvements thereon,
situate, lying and being on the Western side of Greentree Road near the
City of Greenville, County of Greenville, State of South Carolina, being
known and designated as Lot No. 176 as shown on a plat of Pineforest
Subdivision, prepared by Dalton & Neves, dated August, 1959, recorded
in the R.M.C. Office for Greenville County, South Carolina, in Plat
Book QQ at pages 106 and 107, and being shown on a more recent plat
prepared by Piedmont Engineers and Architects, dated January 26, 1964,
entitled "Property of B. Lynwood Sellers and Linda G. Sellers", and
having such metes and bounds as appear on said plats.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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 equipment now or hereafter
attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and
assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the
premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants
to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against
the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.