

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 31 10 03 AM 1964

MORTGAGE OF REAL ESTATE

BOOK 966 PAGE 541

OLLIE TAYLOR, MORTGAGEE
R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Alfred P. Sellers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Augustus Bell

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand Four Hundred and Eleven and 26/100--- Dollars (\$ 2,411.26) due and payable as follows: \$20.26 on the first day of September, 1964 and a like amount on the first day of each month thereafter until paid in full, except that the balance then unpaid shall be due on the first day of August, 1979, with right to anticipate principal payment without penalty.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All those lots of land situate in Greenville County, State of South Carolina shown as Lots Nos. #10, #11, and #13 on a plat entitled "Property of Lawtice B. Mitchell and Bessie B. Smith" dated October, 1962, and recorded in the R.M.C. Office for Greenville County in Plat Book XI, at Page 169 and having such metes and bounds as shown upon said plat.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

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