

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, Haskell Rice, of Greenville, South Carolina, am well and truly indebted to H. S. Sellers

in the full and just sum of Four Thousand and No/100 - - - - - (\$ 4,000.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of Forty and No/100 (\$40.00) Dollars each, beginning on the First day of July, 1953 and continuing thereafter on the first day of each and every succeeding calendar month until the full principal debt has been paid, said payment to be credited first to interest at the rate of six (6%) per centum per annum, to be computed and paid monthly, and then applied to the payment of principal

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 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 I, the said Haskell Rice

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 me 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 State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as Lot No. 1, of Section B, of a subdivision known as Washington Heights as shown on plat thereof made by N. O. McDowell, jr., and Julian P. Moore, Surveyors, in December of 1944, and recorded in the R. M. C. office for Greenville County in Plat Book M, at page 107, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Washington Loop and Maple street, and running thence along the south side of Washington Loop, N. 70-27 E. 132.35 feet to an iron pin at the rear corner of Lots Nos. 1 and 25 of Block B; thence along the rear line of said lots, S. 28-03 E. 35.8 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence along the joint line of said lots, S. 70-27 W. 128 feet to the joint corner of said lots on the east side of Maple street; thence along the east side of Maple street, N. 27-11 W. 55.8 feet to the beginning corner.

The above described lot is the same as conveyed to me by H. S. Sellers by deed of even date herewith, not yet recorded. This mortgage is given to secure the purchase price thereof.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

H. S. Sellers, his

Heirs and Assigns forever.

And I do hereby bind myself, my 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 me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.