

BOOK 503 PAGE 250

SEP 4 11 33 AM 1954

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, **Franklin D. Sellers and Carol T. Sellers** (hereinafter referred to as Mortgagor) SEND(S) GREETING:
WHEREAS, the Mortgagor is well and truly indebted unto **M. E. Madden**

(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

Four Hundred and no/100 - - - - DOLLARS (\$ 400.00),
with interest thereon from date at the rate of **6** per centum per annum, said principal and interest to be repaid: **in monthly installments of \$25.00 each on the 1st day of each month hereafter to be applied first to interest then to principal until paid in full.**

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Greenville, in Gantt Township, being known and designated as lot No. 1, as shown on a plat of the property of Fletcher Black, recorded in Plat Book DD at Page 21, and being more particularly described according to a recent survey prepared by C. C. Jones as follows:

"BEGINNING AT an iron pin in the Western side of Burty Road, joint front corner of lots Nos. 1 and 2, and running thence with joint line of said lots, N. 66-59 W. 276.1 feet to an iron pin in line of property now or formerly owned by Mauney; thence with line of said property, N. 84-30 E. 314.2 feet to iron pin in the Western side of Burty Road; thence with said road, S. 23-01 W. 150 feet to the point of beginning."

Being the same premises conveyed to the mortgagors by Fletcher E. Black by deed recorded in Book of Deeds 503 at Page 475.

This mortgage is junior in lien to a mortgage held by Independent Life and Accident Insurance Company in the original sum of \$5000.00

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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 any other equipment or 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.