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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Blythe, Attorneys at Law, Greenville, S. C.

Vol 454 PAGE 201

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, L. O. Knotts and Nettie R. Knotts, both of the County of Greenville, State of South Carolina, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Independent Life and Accident Insurance Company, a Corporation, of Jacksonville, State of Florida, (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

SEVEN THOUSAND FIVE HUNDRED and no/100 - - - - - DOLLARS (\$ 7,500.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid: in monthly installments of NINETY FIVE and no/100 (\$95.00) DOLLARS each, beginning on the 27th day of April, 1950, and continuing on the 27th day of each and every successive Calendar month thereafter until the full principal debt has been paid, said payments to be applied first to interest and then to the principal balance due from month to month, until paid in full both as to principal and interest; the said Note also providing for the payment of Ten (10%) per cent. of the amount due, as an Attorney's fee, besides all costs and expenses incident upon collection,

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 Greenville Township, formerly just outside of the old City Limits but now within the City of Greenville, shown and designated as Lot Number Seventy Three (No. 73) on a plat of the "Crescent Terrace" property of Poinsett Realty Company, made by R. E. Dalton, Engineer, July 1919, recorded in Plat Book "E" at page 137 in the R. M. C. office for Greenville County, South Carolina, and, according to said plat, and also according to a plat made by R.K.Campbell of survey of March 11, 1950, having the following metes and bounds, courses and distances, to-wit;

BEGINNING at an iron pin on the eastern side of Capers Street, joint front corner of Lots Nos. 72 and 73, and running thence along the northern line of said Lot No. 72, N. 84-19 E. 231.2 feet to an iron pin in rear line of Lot No. 40; thence N. 2-08 W. 70.14 feet along the rear line of Lots Nos. 40 and 39, to iron pin in rear line of Lot No. 39; thence S. 84-19 W. 235.5 feet along the southern line of Lot No. 74 to an iron pin on eastern side of Capers Street, joint front corner with Lot No. 74; thence S. 5-41 E. 70 feet along the eastern side of Capers Street to an iron pin, the point of beginning.

This is the same property conveyed to us by J. B. Eskew by his deed dated March 16, 1949, recorded in Deed Vol. 375 at page 445 in said R. M. C. office for Greenville County, South Carolina, on March 16, 1949.

This mortgage is executed subject to certain restrictions which are contained and set forth in deed executed to C. W. Upchurch, a former owner, by Poinsett Realty Company, a former owner, the same dated March 12, 1921, recorded in said R. M. C. office in Deed Vol. 64 at page 333 on Mar. 28, 1922. This is a first mortgage over the above described property and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

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.

The Satisfaction should be in Book 795 Page 201.

John L. ...