

JUN 20 10 43 AM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED FARMER'S TRUST
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, E. L. Griffin and Lorraine C. Griffin
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Independent Life and Accident Insurance Company, a Florida Corporation
(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 Fifty-Seven Hundred and No 100

DOLLARS (\$5700.00),

with interest thereon from date at the rate of five per centum per annum, said principal and interest to be repaid: at the Office of the payee in Jacksonville, Florida, or at such other place as may be designated by the holder hereof in monthly installments of \$52.72 each, payable respectively on the 20th day of July next hereafter, and on the same day in each succeeding month until paid in full, said payments to be first applied in payment of monthly interest and the balance thereof upon and in reduction of principal, with interest thereon from date at the rate of Five (5%) per cent, per annum, to be computed and paid monthly, until paid in full, all principal and interest not paid when due to bear interest at the rate of 7% per annum.

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 Austin Township, about 1 1/2 miles South of Mauldin, near and Southwest from Old Laurens Road, and, by plat of J. C. Hill, R.L.S. May 1953, having the following metes and bounds:

"BEGINNING at iron pin, on southwestern side of Old Laurens Road, Baldwin corner, and running thence along Baldwin line, S. 44 W. 386.7 feet to iron pin; thence with Baldwin line, N. 43-23 W. 512 feet to iron pin; thence S. 1-36 W. 382 feet to iron pin; thence S. 22-20 E. 272.7 feet to iron pin on western side of branch; thence continuing, S. 22 E. 110 feet near and west of branch to iron pin near and on western side of said branch; thence N. 83-30 E. 419.7 feet to iron pin, corner with D. L. Luquire; thence along Luquire line, N. 19-45 E. 311.52 feet to iron pin on or near western side of Drive Way; thence N. 7-45 W. 316.3 feet along Luquire line, being along or near western side of said Driveway, to point of beginning, containing 6.96 acres, more or less.

"ALSO, and together with, a right-of-way, easement, for a distance of 316.3 feet, in, over and along said Drive way as now established, leading off and from southwestern side of Old Laurens Road in a direction, S. 7-45 E. toward D. L. Luquire residence and along western line of tract of 2.88 acres conveyed to D. L. Luquire by A. B. Luquire by deed recorded in Volume 288 at Page 335, in the R.M.C. Office, same being a joint and common line between said Luquire tract and the eastern part of the property herein conveyed; and this said right-of-way, easement, is conveyed to said mortgagors herein for ingress and egress to and from property herein conveyed, and to and from Old Laurens Road."

Being the same premises conveyed to the mortgagors by Sarah C. Hill by deed to be recorded herewith.

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.