

AUG 10 12 02 PM 1953

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLETHE FARMERS  
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, **Joseph E. Springs and Mary H. Springs,** (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 **Four Thousand and No/100**—

DOLLARS (\$ 4,000.00 ),

with interest thereon from date at the rate of **six (6)** per centum per annum, said principal and interest to be repaid: **PAYABLE** 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 \$48.03 each, payable respectively on the 10th day of September 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 **six (6%)** 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, at the Southeastern corner of Piney Road and Clairmont Drive, near the City of Greenville, being shown as lot No. 4, on plat of property of Central Realty Corporation, made by W. J. Riddle in July, 1946, recorded in Plat Book B at Page 86, and described as follows:

"BEGINNING at a stake at the Southeastern corner of Clairmont Drive and Piney Road; running thence with the Southern side of Piney Road, N. 73-00 E. 85 feet to a stake at corner of Lot 3; thence with the line of said lot, S. 17-00 E. 231 feet to a stake; thence S. 73-00 W. 100.2 feet to a stake on Clairmont Drive; thence with the Eastern side of Clairmont Drive, N. 12-45 W. 231.2 feet to the beginning corner."

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 450 at Page 457.

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.