

BOOK 575 - 254

OCT 6 9 07 AM 1953
OCT 6 9 04 AM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELLIE FARNSWORTH
R. M. O. MORTGAGE
R. M. O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dewey L. Wages & Christine M. Wages, (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 -----

--- Two Thousand & No/100 - *C. M. W. D. L. W.* DOLLARS (\$ 2,000.00),

with interest thereon from date at the rate of *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 instalments of \$29.22 each, payable respectively on the 5th day of November 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* 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, Greenville Township, at the north-west corner of Hellene Street and Alma Avenue, being shown as Lot No. 6 on Block B, as per plat of property of J. Ed Means, made by W. J. Riddle in January 1940, recorded in Plat Book J at Page 187, and being more particularly described according to recent survey prepared by C. C. Jones, Engineer, as follows:

"Beginning at an iron pin in the north side of Hellene Street, at joint front corner of Lots Nos. 5 and 6, Block B, and running thence with Hellene Street N. 60-17 E. 177.7 feet to iron pin; thence with curve of the intersection of Hellene Street and Alma Ave., the chord of which is N. 4-08 W. 27.3 ft. to iron pin; thence with Alma Avenue N. 65-33 W. 185.6 feet to iron pin, corner of Lot No. 11; thence with line of said lot S. 60-17 W. 81.2 ft. to iron pin, rear corner of Lots Nos. 5 and 6; thence with joint line of said lots S. 29-43 E. 175 ft. to point of beginning; being the same premises conveyed to the mortgagors by W. R. Cason by deed recorded in Volume 473 at Page 327."

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.