

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 10 11 39 AM 1953

MORTGAGE
ALLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Boyd McKinney and Ruth B. McKinney

(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 Twelve Thousand Five Hundred and No./100

DOLLARS (\$ 12,500.00),

with interest thereon from date at the rate of Six 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 \$123.99 each, payable respectively on the 10th day of January next here after 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, IN the City of Greenville, on the Western side of Anderson Street, being more particularly described according to a recent survey prepared by C. C. Jones, Engr., dated December 5, 1953, as follows;

"BEGINNING at an iron pin on the Western side of Anderson Street, which pin is 42.2 feet South of the intersection of Anderson and Dunbar Streets, and running thence S. 76-12 W. 159.3 feet to an iron pin; thence S. 10-00 W. 127 feet to iron pin; thence S. 74-35 E. 152 feet to iron pin in the West side of Anderson Street; thence with Anderson Street, N. 14-07 E. 57 feet to a point; thence continuing with Anderson Street, N. 13-05 E. 73 feet to the point of beginning. Being the same property conveyed to the mortgagors by Pauline B. ShROUT, formerly Pauline B. Burns, by deed to be recorded."

ALSO, "All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as a portion of lot No. 1, as shown on plat of Queen Heights, recorded in Flat Book "0", at Page 87, and being more particularly described according to a recent survey prepared by C. C. Jones, Engr., dated December 5, 1953 as follows:

"BEGINNING at an iron pin at the Northwest intersection of Queen & Julian Streets, and running thence with Queen Street, N. 21-45 E. 40 feet to iron pin, corner of lot 2; thence with line of said lot, N. 68-00 W. 85 feet to an iron pin in line of lot now or formerly owned by Sublet; thence with line of said lot, S. 21-45 W. 39.7 feet to iron pin in the North side of Julian Street; thence with said Street, S. 67-30 E. 85 feet to the point of beginning. Being a portion of the property conveyed to Ruth B. McKinney by Annie West Cely et al by deed recorded in Volume 397 at Page 171."

ALSO, "All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as lot No. 8, Section 14, Sheet 123, as shown on County Block Book, and being more particularly described according to a recent survey prepared by C. C. Jones, Engr., December 5, 1953, as follows:

"BEGINNING at an iron pin in the Northeast side of Doe Street, corner of lot 7, and running thence with Doe Street, N. 64-42 W. 48.5 feet to iron pin, corner of lot 9; thence with the line of said lot, N. 22-10 E. 139.2 feet to iron pin in the Southwest side of Julian Street; thence with said Street, S. 66-41 E. 49.2 feet to an iron pin, corner of lot 7; thence with line of said lot, S. 22-31 W. 140.3 feet to the point of beginning. Being the same premises conveyed to Boyd McKinney by Joseph Dickson by deed recorded in Volume 243 at Page 171."

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.