

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 9 4 35 PM 1954

MORTGAGE

GLLIE FARNSWORTH,
R. M. O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James C. Riley,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
Insurance

WHEREAS, the Mortgagor is well and truly indebted unto Independent Life and Accident/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 Thirty-One Hundred and no/100

----- DOLLARS (\$ 3,100.00),

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 instalments of \$40.74 each, payable respectively on the 7th day of May 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, in Gantt Township, about two miles South of Gantt Station, lying on the West side of the old Piedmont-Greenville Road, and being more particularly described according to a survey prepared by J. C. Hill February 27, 1954, as follows:

"BEGINNING at a nail and cap in the center of the old Greenville-Piedmont Road, the corner of property now or formerly owned by McHugh, and running thence along the center of said road, S. 7-19 E. 175 feet to a point; thence continuing with the center of said road, S. 11-38 E. 261 feet to a nail and cap in the center of said road; thence leaving the road and running S. 80-00 W. 207.5 feet to an iron pin on the right of way of the P. & N. Railway; thence with the said right of way the following courses and distances: N. 6-40 W. 112.5 feet; N. 2-10 W. 107 feet; N. 0-45 E. 134.2 feet; and N. 4-35 E. 120 feet to an iron pin in line of property now or formerly of McHugh; thence with line of said property, S. 87-20 E. 133.6 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by E. G. Riley by deed recorded in Volume 391 at page 313, and by a second deed from E. G. Riley to be recorded herewith.

This conveyance is made subject to the rights of the public in the old Greenville-Piedmont Road and the Southern Bell Telephone & Telegraph Company right of way as shown on said plat.

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.