

BOOK 598 PAGE 326

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 9 2 40 PM 1954
MORTGAGE

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, R. C. Collins, Jr.

(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 Thirty-three Hundred and No/100 -

DOLLARS (\$ 3300.00),

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 \$36.64 each, payable respectively on the 9th 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 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, being known and designated as Lot 27 as shown on plat of the subdivision of F. F. Beattie, recorded in Plat Book C at Page 236, and being more particularly described according to a recent survey prepared by J. C. Hill, Surveyor, dated May 29, 1954, as follows:

"BEGINNING at a nail and cap at the intersection of Beattie Street and Mt. Zion Street and running thence through Mt. Zion Street N. 17-10 E. 32.2 feet to a point on the Northwest side of Mt. Zion Street; thence with said street N. 52 E. 70 feet to an iron pin; thence N. 41/W. 50 feet to the rear corner of Lot 26; thence with the line of said lot S. 52 W. 95 feet to a point on the Northeast side of Beattie Street; thence with said street S. 41-20 E. 67 feet to the point of beginning.

Being a portion of the premises conveyed to the mortgagor by R. C. Rouse by deed recorded in Deed Book 493 at Page 7.

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.