

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAR 19 12 17 PM 1951
MORTGAGE

OLLIE PARNSWORT

TO ALL WHOM THESE PRESENTS MAY CONCERN, **James Hicks and Ruth Hicks**

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

WHEREAS, the Mortgagor is well and truly indebted unto **Independent Life & 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 **Forty-Four Hundred and No/100--**

DOLLARS (\$ 4,400.00),

with interest thereon from date at the rate of **Five and one-half (5½) 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 \$ 41.81 each, payable respectively on the 19th day of August 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 **Five and One-Half (5½) 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 **Butler Township**, containing **3.1 acres, more or less**, and being more particularly described according to a recent survey prepared by **C. C. Jones** as follows:

BEGINNING at an iron pin on the Eastern side of **Laurens Road (U. S. Highway No. 276)** at the joint corner of property, now or formerly owned by **Coke Alexander**, and running thence along line of said property **N. 80-00 E. 571.8 feet** to a stake on the Westerly side of **C. & W. C. Railroad right-of-way**; thence along the Western side of said railroad right-of-way **N. 17-00 W. 298 feet** to an iron pin, corner of land now or formerly of **Forrester**; thence with the line of said land **S. 70-15 W. 546.6 feet** to an iron pin in the Eastern side of **Laurens Road**; thence with said road **S. 12-00 E. 203 feet** to the point of beginning.

Being the same premises conveyed to the Mortgagors by **Minnie Baynes** by deed recorded in Volume **436** at Page **484**.

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.