

MORTGAGE

BOOK 702 PAGE 191

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 12 9 17 AM

W. L. Burger
Greenville, South Carolina

OLLIE FARRSWORTH of
her agent called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE INDEPENDENT LIFE AND ACCIDENT INSURANCE COMPANY, a corporation organized and existing under the laws of Florida, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Seventy-six Hundred and No/100** - - - - - Dollars (\$ 7600.00), with interest from date at the rate of **five and one-half** per centum (5½%) per annum until paid, said principal and interest being payable at the office of The Independent Life and Accident Insurance Company in Jacksonville, Florida, or at such other place as the holder of the note may designate in writing, in monthly installments of **Sixty-two and No/100** - - - - - Dollars (\$ 62.00), commencing on the **15** day of **February**, 19**57**, and on the **15** day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, its successors and assigns, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, lying on the southeastern corner of the intersection of Texas Avenue and Maryland Avenue near the City of Greenville, being known and designated as Lot No. 153 on plat of Oak-Crest prepared by C. C. Jones dated January 1955 revised August 1955, recorded in Plat Book GG at Pages 130-131, and being more particularly shown on plat of property of W. L. Burger prepared by C. C. Jones, January 10, 1957, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Maryland Avenue at the front corner of Lot No. 152 and running thence with the line of said lot S. 29-16 W. 151.4 feet to an iron pin in the line of Lot No. 148; running thence with the line of said lot and Lot 147 N. 65-54 W. 80 feet to an iron pin on the eastern side of Texas Avenue; thence with the eastern side of said avenue N. 29-12 E. 125.9 feet to an iron pin near the intersection of said avenue with Maryland Avenue; thence around the curve of said intersection the chord of which is N. 71-42 E. 36.8 feet to an iron pin on the southern side of Maryland Avenue; thence with the curve of said avenue the chord of which is S. 65-48 E. 31.5 feet to an iron pin; thence continuing with the curve of said avenue the chord of which is S. 68-33 E. 23.5 feet to an iron pin at the beginning corner.

This being the same property which was conveyed to the mortgagor by deed of George F. Townes, Trustee, recorded in Deed Book 564 at Page 29.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

RECORDED AND INDEXED BY
R. W. ...
...