

BOOK 702 PAGE 234

MORTGAGE

FILED GREENVILLE CO. S. C.

JAN 14 3 30 PM

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES D. CORDELL,  
Greenville, South Carolina

OLLIE FARNSWORTH  
R. M. C.

of  
, hereinafter 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-one Hundred and No/100 - - - - - Dollars (\$ 7100.00 ), 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 Fifty-eight and No/100 - - - - - Dollars (\$ 58.00 ), 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, being known and designated as Lot 186 of Section 2 on Plat of Oak-Crest recorded in Plat Book GG at Page 130-131 in the R. M. C. Office for Greenville, and having according to a more recent survey by R. W. Dalton, Engineer, dated January 2, 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Texas Avenue at the joint front corner of Lots 194 and Lot 186 of Section 2 and running thence with Texas Avenue N. 19-43 E. 60 feet to an iron pin; thence continuing with Texas Avenue N. 26-14 E. 50 feet to an iron pin at the intersection of Texas Avenue and Lynhurst Drive; thence with the curve of the intersection the chord of which is N. 74-12 E. 35.4 feet to an iron pin on Lynhurst Drive; thence with Lynhurst Drive S. 60-48 E. 75 feet to an iron pin joint front corner of Lots 187 and 186 of Section 2; thence with the line of Lot 187 S. 29-12 W. 100 feet to an iron pin; thence with the line of Lot 194 N. 82-07 W. 95.1 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 561 at Page 35.

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.