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MORTGAGE

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

JAN 24 9 49 AM

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Joseph B. Stevens,

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 **Seven Thousand Five Hundred and No/100 - - -** Dollars (\$ 7,500.00), 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-One and No/100 - - -** Dollars (\$ 61.00), commencing on the **1st day of March**, 19 57, and on the **1st** 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:

being known and designated as Lot No. 24 on Plat of property of Augusta Road Hills recorded in the R.M.C. Office for Greenville County in Plat Book M, at page 33, and having, according to a more recent Plat by R. W. Dalton, Engineer, dated January 18, 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Cammer Avenue, said pin being at the joint front corner of Lots Nos. 24 and 25 and being 420 feet from the intersection of Cammer Avenue and Long Hill Street, and running thence with Cammer Avenue, N. 42-10 E. 60 feet to an iron pin, joint front corner of Lots Nos. 23 and 24; thence with the line of Lot No. 23, N. 47-50 W. 166.1 feet to an iron pin; thence S. 42-07 W. 60 feet to an iron pin, joint rear corner of Lots Nos. 24 and 25; thence with the line of Lot No. 25, S. 47-50 E. 166.05 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by Homestead Construction Co. by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 557, at page 363.

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, 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.