

GREENVILLE
BOOK 708 PAGE 113

MORTGAGE

MAR 21 11 10 AM 1957

OLLIE ...
R.M.O.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BLAINE M. PENICK

Greenville, South Carolina, 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 and No/100 Dollars (\$ 7000.00), with interest from date at the rate of five & one-half per centum (5 1/2 %) 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-seven and No/100 Dollars (\$ 57.00), commencing on the 1 day of May, 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:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the eastern side of Texas Avenue near the City of Greenville, being shown as Lot No. 193, Section 2, on a plat of Oak-Crest recorded in Plat Book GG at Pages 111-131 and described as follows:

BEGINNING at a stake on the eastern side of Texas Avenue 122.1 feet north from Florida Avenue at corner of Lot 192 and running thence with the eastern side of Texas Avenue due north 88 feet to a stake at corner of Lot 194; thence with the line of said lot N. 84-08 E. 129.1 feet to a stake at corner of Lot 188; thence with the line of said lot S. 16-28 E. 63.3 feet to a stake at corner of Lot 192; thence with the line of said lot S. 74-40 W. 151.8 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed of Brown, Inc., to be recorded herewith.

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.

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