

APR 15 12 03 PM 1957 710 301

MORTGAGE OLLIE FARRINGTON WORTH
R.M.C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Perry S. Luthi of
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 **TEN THOUSAND AND NO/100** Dollars (\$10,000.00), 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 **Eighty-Two and no/100** Dollars (\$ 82.00), commencing on the **15th** day of **May**, 19 **57** and on the **15th** 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:

Lying on the Northwest corner of the intersection of North Wingate Road and Augusta Road, near the city of Greenville, and being known and designated as Lot 3, Section 2 on a plat of Pecan Terrace, recorded in Plat Book EE at page 108, being more particularly shown according to a plat of the property of Perry S. Luthi, dated March, 1957 and prepared by R. W. Dalton, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin at the northwest corner of the intersection of North Wingate Road and Augusta Road and running thence with the North side of North Wingate Road, N. 75-48 W. 115 feet to an iron pin, corner of Lot 4; thence with the line of said Lot, N. 14-12 E. 130 feet to an iron pin, rear corner of Lot 2; thence with the line of said lot, S. 75-48 E. 115 feet to an iron pin, front corner of said lot on the Western side of Augusta Road; thence with the Western side of said Road, S. 14-12 W. 130 feet to the Beginning corner.

Being a portion of the property conveyed to Mortgagor by deed recorded in Deed Book 566 at page 105.

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.