

MORTGAGE

FILED BOOK 724 PAGE 507
GREENVILLE CO. S. C.

SEP 17 8 53 AM 1957

OLLIE FARTSWORTH
R. M. C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William G. Hopkins .
Greenville, S. 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 Sixty-Nine Hundred and No/100 Dollars (\$ 6900.00 . . .), with interest from date at the rate of Five & 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-Six and No/100- - - - Dollars (\$ 56.00 . . .), commencing on the 1st day of November , 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 Greenville County, State of South Carolina, being known and designated as lot # 31 as shown on plat of property belonging to Lela S. Hodgens, said plat made by J. Coke Smith & Son, April 24, 1956, recorded in the R.M.C. office for Greenville County in Flat Book JJ at Page 189, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin 250.6 feet West of the intersection of Aiken Circle, and Berea Drive, at the joint corner of property of J. R. Smith and running thence along Aiken Circle, and line of Wyatt & Philpot, S. 40-04 E. 212 feet to iron pin; thence along rear line of lots 30, 29, and 28, S. 49-06 W. 227 feet to iron pin; thence along line of J. R. Smith, N. 3-38 W. 70 feet to an iron pin; thence N. 21-15 W. 171.2 feet to iron pin; thence continuing with J. R. Smith Line, N. 51-55 E. 131 feet to the beginning corner.

Being the same property conveyed to the mortgagor by Lela S. Hodgens by deed to be recorded.

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.