

MORTGAGE

FILED
GREENVILLE CO. S. C.
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STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James P. McSweeney
Greenville, South Carolina

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 **Eighty-Four Hundred and No/100- - - - -** Dollars (\$ **8400.00**), with interest from date at the rate of **Five & One-Half** per centum ($5\frac{1}{2}$ %) 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 **Sixty-Nine and no/100- - -** Dollars (\$ **69.00**), commencing on the **15** day of **December**, 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 lot of land in Greenville County, State of South Carolina, in the City of Greenville, lying on the Southeast side of Brookside Circle, being shown as lot # 121, on a plat of University Park, recorded in Flat Book P at Page 127, and being more particularly shown on a plat of the property of James P. McSweeney, prepared by R. W. Dalton dated November 1957, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin in the Southeast side of Brookside Circle, at the joint front corner of lots # 120 and 121, which pin is 302.3 feet from the Southeast intersection of Brookside Circle with Beverly Lane, and running thence with the Southeast side of Brookside Circle, N. 60-06 E. 75.7 feet to iron pin, front corner of lot # 122; thence with the line of said lot, S. 37-34 E. 148.5 feet to an iron pin, rear corner of lot # 93; thence with the rear line of said lot, S. 52-26 W. 75 feet to iron pin, rear corner of lot # 120; thence with the line of said lot, N. 37-34 W. 158.2 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by W. Lewis Stover 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.

For Satisfaction See P. E. M. Book 819 Page 420

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