

FILED
GREENVILLE CO S C
MORTGAGE

BOOK 755 PAGE 01

AUG 6 4 25 PM 1958

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

CLERK OF COURT

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Alvin A. Hooker

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 **Seven Thousand and No/100-----fourths** Dollars (\$ 7000.00), with interest from date at the rate of **Five & Three-7** per centum (**5 3/4**) 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-Eight and 13/100-----** Dollars (\$ 58.13), commencing on the **15** day of **Sept.**, 1958, 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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as lot # 34 on a plat of the property of James H. Campbell, recorded in Plat Book AA at Page 109, and being more particularly described according to a more recent plat and survey prepared by R. W. Dalton on August 6, 1958, as follows:

BEGINNING at an iron pin on the Eastern side of Springfield Avenue, front corner of lots # 33 and 34, and running thence with the line of said lots, N. 69-42 E. 100.6 feet to an iron pin in branch; thence up and with the meanders of said branch, the traverse line being N. 28-30 W. 121.1 feet to iron pin in line of lot # 35; thence with the line of said lot, S. 69-42 W. 83.7 feet to an iron pin on said Avenue; thence with Springfield Avenue, S. 20-18 E. 120 feet to the beginning corner. Being the same property conveyed to the mortgagor by deed recorded in Book of Deeds 478 at Page 187.

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.

Alvin A. Hooker