

MORTGAGE

MAR 3 12 47 PM '59

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Louie E. Smith of
Greenville, S. C. , 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 Seventy-Five Hundred and No//100----- Dollars (\$ 7,500.00), with interest from date at the rate of Five & Three-Fourths per annum (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 Sixty-Two and 29/100----- Dollars (\$ 62.29), commencing on the 15 day of April, 1959, 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 the City of Greenville, being known and designated as lot # 15, Block G, as shown on plat of property of O. P. Mills, recorded in Plat Book F at Page 171, and being more particularly described according to a survey and plat by R. W. Dalton dated February 23, 1959, as follows:

BEGINNING at an iron pin on the Southeast side of Mills Avenue, and running thence with the line of lot # 13, S. 44-33 E. 164 feet to an iron pin on a 16 foot alley; thence with said alley, S. 45-27 W. 59.4 feet to an iron pin; thence N. 44-44 W. 156.4 feet to an iron pin on said Mills Avenue; thence with said Avenue, N. 38-14 E. 60.4 feet to the point of beginning.

For source of title see Apartment 632, Page 24 Probate Judge's Office for Greenville County, and Deed recorded in Deed Book 174 at Page 64.

Since the above property was originally subdivided approximately in 1924 the depth of the lots have been decreased as a result of the widening of Mills Avenue.

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 R. C. M. Book 883 Page 174.

SATISFIED AND CANCELLED OF RECORD
28 DAY OF Feb. 1959
Ollie Farnsworth
M. R. C. FOR GREENVILLE COUNTY, S. C.
OFFICE: 420 S. BROAD ST. GREENVILLE, S. C. NO. 21297