

MORTGAGE

FILED
GREENVILLE CO. S. C.

SEP 28 2-14 PM 1959

OLLIE M. SMITH

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James A. Landreth
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 **Eight Thousand and No/100----** Dollars (\$ **8,000.00**), with interest from date at the rate of **six** per centum (**6** %) 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-Seven and 32/100 -----** Dollars (\$ **57.32**), commencing on the **1st** day of **November**, 19 **59**, 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:

on the Northeast side of Pine Grove Lane, near the City of Greenville, being shown as Lot No. 32 and a portion of Lot No. 33 on a Plat of Extension of Pine Grove Heights recorded in Plat Book SS, at page 83, R.M.C. Office for Greenville County, and, according to a more recent Survey of the property of James A. Landreth, being more particularly described as follows:

BEGINNING at an iron pin on the Northeast side of Pine Grove Lane, at the front corner of Lot No. 31, and running thence with the line of said lot, N. 30-25 E. 175 feet to an iron pin; thence S. 59-35 E. 90 feet to an iron pin at the rear corner of Lots Nos. 32 and 33; thence with the line of Lot No. 33, S. 2-25 E. 28.8 feet to an iron pin; thence through Lot No. 33, S. 36-23 W. 151.2 feet to an iron pin at the front corner of Lots Nos. 32 and 33; thence with the Northeast side of Pine Grove Lane, N. 59-35 W. 90 feet to the beginning corner.

Lot No. 32 was conveyed to the Mortgagor by Deed recorded in Deed Book 626, at page 338, and Lot No. 33 was conveyed to the Mortgagor 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.

RECORDED AND INDEXED BY RECORDS

Handwritten: 26-2-59
Handwritten: Ollie M. Smith
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.
R. 2:10
R. NO. 12766

By Sale Under

Handwritten: 26 day of Oct. 1963. See Judgment Roll

Handwritten: J. 54-12
Handwritten: E. J. ...
MASTER

attest:
Handwritten: Nellie M. Smith
Deputy