

MORTGAGE OCT 24 8 43 AM 1959

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

LILLIAN H. SCARR
MORTGAGEE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
GEORGE J. SCARR and LILLIAN H. SCARR of
GREENVILLE, SOUTH CAROLINA, 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 **Twenty-Five Thousand and No/100** Dollars (**\$25,000.00**), 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 **Two Hundred Seventy-Seven and 60/100** Dollars (**\$ 277.60**), commencing on the **1** day of **December**, 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:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the eastern side of West Faris Road in the City of Greenville, and according to a survey made by J. C. Hill on October 20, 1959 is described as follows:

BEGINNING at a nail and cap on the eastern side of West Faris Road 211.75 feet north from Augusta Drive and running thence with the line of other property of the mortgagor and with the north face of the wall of the building on the other property of the mortgagor S. 55-18 E. 105.8 feet to an iron pin; thence N. 34-36 W. 70.5 feet to an iron pin; thence N. 59-11 W. 121.85 feet to an iron pin on West Faris Road; thence with the eastern side of said road S. 20-16 W. 64.28 feet to the beginning corner.

Being a portion of the property conveyed to the mortgagor by deeds recorded in Deed Book 578 at Page 467 and Deed Book 623, Page 219.

ALSO: THE right to the use and mutual support of the wall of the building adjoining this property on the south.

HOWEVER, it is understood and agreed that a strip approximately 10 feet in width along the northern line of the property herein described, together with the adjoining strip of approximately 15 feet in width adjoining the property on the north, shall be maintained as a means of ingress and egress for the owners, leasees, and occupants of the property shown on the said plat, and their successors, assigns and licensees.

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 TO THIS MORTGAGE SEE
DEED BOOK 578 PAGE 467

SATISFIED AND CANCELLED OF RECORD
THIS 24 DAY OF OCTOBER 1959
Lillian H. Scarr
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:21 O'CLOCK A. M. NO. 13607