

FILED
GREENVILLE CO. S. C.

823 PAGE 305

MORTGAGE

MAY 5 2 16 PM 1960

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

OLLIE FARRINGTON
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLAUDELL P. KAYSE
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 Seven Thousand and No/100 ----- Dollars (\$7000.00), 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-nine and 07/100 ----- Dollars (\$ 59.07), commencing on the 15 day of June 15, 1960; 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 State of South Carolina, County of Greenville, in Gantt Township, near the City of Greenville, on the northwestern side of Templewood Drive shown as Lot 137 on a plat of Oakcrest recorded in Plat Book GG, Page 130-131, and being more particularly shown on a plat of the property of Claudell P. Kayse prepared by J. Mac Richardson dated April 9, 1960, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Templewood Drive front corner of Lot 21, which pin is 166.3 feet northeast of the intersection of said drive with Brownwood Drive and running thence with the line of said lot N. 29-58 W. 125.9 feet to an iron pin; thence with the line of Lots 17 and 18 N. 60-02 E. 160 feet to an iron pin in the line of Lot 19; thence with the line of said lot S. 29-58 E. 30 feet to an iron pin on the northwestern side of Templewood Drive; thence with the northwestern side of said drive S. 28-58 W. 186.7 feet to the beginning.

Being the same premises conveyed to the mortgagor by deed of Brown, Inc., 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 TO THIS MORTGAGE SEE
SATISFACTION BOOK 27 PAGE 773

SATISFIED AND CANCELLED OF RECORD
DAY OF MAY 1960
Ollie Farrington
R. M. C. FOR GREENVILLE COUNTY S. C.
AT 1:30 P.M. OFFICE R. M. NO. 215