

FILED
RECEIVED
MORTGAGE DEED
OCT 26 11 24 AM 1960

840 PAGE 101

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Leonard W. Stahl and Callie H. Stahl

of
, hereinafter called the Mortgagor, send(s) greetings:

Greenville, South Carolina

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 FIFTEEN THOUSAND AND NO/100----- Dollars (\$15,000.00), 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 Ninety-Six and 65/100----- Dollars (\$96.65), commencing on the 1st day of December, 1960, 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 those certain pieces, parcels or lots of land in Greenville County, State of South Carolina, being known and designated as lots # 71 and 72, on a plat of Brookhaven Subdivision, recorded in the RMC Office for Greenville County in Plat Book MM at Page 85, and having according to a more recent survey prepared by Piedmont Engineering Service dated June 1960, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Clark Avenue, at the joint front corner of lots # 70 and 71, said pin being 914.7 feet south-east of the intersection of Clark Avenue and Wood Drive, and running thence with the line of lot # 70, S. 11-02 W. 266 feet to iron pin at a branch; thence with the branch as the line, S. 74-23 E. 100.3 feet to iron pin; thence continuing with said branch, S. 68-13 E. 101.8 feet to iron pin, joint rear corner of lots # 72 and 73; thence with the line of lot # 73, N. 11-02 E. 293 feet to iron pin on the south side of Clark Avenue; thence with said Clark Avenue, N. 79-25 W. 200 feet to the beginning corner.

Being the same premises conveyed to the mortgagors by deed recorded in Book of Deeds 638 at Page 176.

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.