

DEC 13 10 02 AM 1960

BOOK 844 Page 447

MORTGAGE

OLIVER W. SMITH

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CARROL S. STEWART
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 Twelve Thousand and No/100 ----- Dollars (\$ 12,000.00), 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 Eighty-five and 98/100 ----- Dollars (\$85.98), commencing on the 15 day of January , 1961 , 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, lying in Oneal Township, on the northern side of Brookdell Drive, about 3 miles northwest from Greer, shown as Lot 13 on a plat of the property of Fred Bishop, recorded in Plat Book EE, Page 156, more particularly shown on plat of the property of Carrol S. Stewart dated November 30, 1960, prepared by J. C. Hill, and according to said plat is described as follows:

BEGINNING at an iron pin on the northern side of Brookdell Drive at the front corner of Lot 14 and running thence with the northern side of Brookdell Drive S. 73-05 W. 150 feet to an iron pin at the corner of property now or formerly of J. D. Dill; thence with the line of said property N. 4-12 E. 283 feet to an iron pin at the corner of Lot 19; thence with the line of said lot N. 63-25 E. 101 feet to an iron pin at the rear corner of Lot 18; thence with the line of Lots 18 and 14 S. 6-55 E. 286.1 feet to the beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 659, Page 435.

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.