

MORTGAGE
JAN 20 11 26 AM 1961

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. W. James

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 Sixteen Thousand and No/100 --- Dollars (\$16,000.00), 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 One Hundred Fifty-Six and 14/100 --- Dollars (\$156.14), commencing on the 1st day of March, 1961, 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 lots of land situate, lying and being in Greenville County, State of South Carolina, known and designated as Lots Nos. 15 and 17, Block 2, of Newlands, according to Plat recorded in Plat Book C, at page 199, R.M.C. Office for Greenville County, and being more particularly described according to Survey made by C. O. Riddle January 9, 1961, recorded in Plat Book VV, at page 15, R.M.C. Office for Greenville County, as follows:

BEGINNING at a point in the Old Paris Mountain Road, at the joint front corner of Lots Nos. 17 and 19, and running thence along the line of Lot No. 19, S. 85-42 W. 174.9 feet to iron pin at the corner of Lot No. 16; thence along the line of Lots Nos. 16 and 14, N. 3-19 W. 139.9 feet to iron pin at corner of Lot No. 13; thence with the line of Lot No. 13, N. 85-40 E. 169.45 feet to iron pin in center of Old Paris Mountain Road; thence continuing in the roadbed of Old Paris Mountain Road, S. 5-31 E. 140 feet to the beginning; TOGETHER with all of the right, title and interest of the Mortgagor in and to the abutting Western one-half of Old Paris Mountain Road which has been abandoned and replaced by public use of U.S. Highway #29, the same Western one-half being included in the description above.

Being the same property conveyed to the Mortgagor by Deed recorded in Deed Book 651, at page 322, R.M.C. Office for Greenville County.

Also that certain lot of land lying to the east of the above property shown on the plat above referred to, and being used by the mortgagor for purposes of ingress and egress and being the same property conveyed to the mortgagor by agreement recorded in Deed Book 665 at ~~pp~~ page 223.

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.

Handwritten initials: J. W. James