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GREENVILLE CO. S. C.
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APR 1 8 34 AM 1961
MORTGAGE
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BOOK 853 PAGE 486

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOE L. SMITH
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 **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 **1** day of **May**, 19 **61** and on the **1** 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 lot of land in the State of South Carolina, County of Greenville, at the western corner of White Horse Road and Lenhardt Road near the City of Greenville, being Lot 26 and a portion of Lot 27 as shown on a plat of Parkdale recorded in Plat Book RR, Page 55, and according to a recent survey by J. C. Hill is described as follows:

BEGINNING at an iron pin at the western corner of Lenhardt Road and White Horse Road and running thence with the western side of White Horse Road N. 24-19 E. 22.2 feet to an iron pin; thence N. 65-46 W. 169.1 feet to an iron pin; thence S. 52-00 W. 83.5 feet to an iron pin at corner of Lot 25; thence with the line of said lot S. 38-00 E. 160 feet to an iron pin on Lenhardt Road; thence with the northwestern side of said road N. 52-00 E. 142.5 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed of Lawrence Reid to be recorded herewith.

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.