

APR 6 9 02 AM 1961

BOOK 854 PAGE 163

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALTER L. PICKELL, JR. AND MIRIAM W. PICKELL
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 Twenty-Two Thousand and No/100----- Dollars (\$ 22,000.00), 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 Two Hundred Fourteen and 69/100----- Dollars (\$ 214.69), commencing on the 5 day of May, 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 lot of land in Greenville County, State of South Carolina, on the eastern side of Cleveland Street, in the City of Greenville, being a portion of lots # 2 and 3, as shown on Map # 2 of Cleveland Terrace, recorded in Plat Book K at Page 98, and according to a survey of the property of Walter L. Pickell, Jr., dated March 16, 1961, is described as follows:

BEGINNING at an iron pin on the eastern side of Cleveland Street, 278.5 feet from the center of the intersection of University Ridge, at the corner of other property of the mortgagor, and running thence S. 89-45 E. 132 feet to iron pin on a private drive; thence with said drive, S. 0-05 E. 22.8 feet to iron pin; thence continuing with said drive, S. 0-49 E. 21.2 feet to iron pin; thence S. 89-45 W. 7 feet to iron pin; thence S. 0-49 E. 20.5 feet to iron pin at the corner of property now or formerly owned by Industrial Heat & Engineering Company; thence with the line of said property, S. 89-45 W. 125 feet to iron pin; on Cleveland Street; thence with the eastern side of said street, N. 0-49 W. 41.7 feet to iron pin and N. 0-05 W. 22.8 feet to the beginning corner.

Being a portion of the property conveyed to the mortgagors by deeds recorded in Book of Deeds 441 at Page 379, and Book of Deeds 305 at Page 284.

TOGETHER, with the easement granted to the mortgagor by deed recorded in Book of Deeds 441 at Page 379.

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 see R. C. M. Book 921 Page 16

SATISFIED AND CANCELLED OF RECORD
15 DAY OF May 1961
Oliver S. Shaw
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:38 O'CLOCK A.M. NO. 27977