

MORTGAGE
FILED GREENVILLE CO. S. C.

FEB 22 11 38 AM 1962

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: **George Ross, Jr.,** **Clarence B. Bauknight,**

Fred W. Brown and Richard E. Arnold of
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 - - - - **Ten Thousand Four Hundred and No/100** - - - - - Dollars (\$10,400.00), 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 **Seventy-Four and 50/100** - - - - - Dollars (\$74.50), commencing on the **1st** day of **April**, 19 **62**, 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; being a portion of Pecan Terrace No. Two, recorded in the R. M. C. Office for Greenville County in Plat Book EE at Page 108, and being shown as Lot 84-A on a plat recorded in the R. M. C. Office for Greenville County in Plat Book TT at Page 77, and being further described according to the latter plat, as follows:

BEGINNING at an iron pin on the southwestern side of June Lane, joint front corner of Lots 84 and 84-A, and running thence along line of Lot 84, S. 79-00 W. 160 feet to iron pin; thence S. 4-08 E. 139 feet to iron pin on South Wingate Road; thence with said South Wingate Road, S. 80-14 E. 75 feet to iron pin; thence N. 73-14 E. 85.6 feet to iron pin at the curve of the intersection of South Wingate Road and June Lane; thence with the curve of the intersection (the chord of which is N. 26-29 E.) 38.1 feet to iron pin on June Lane; thence with June Lane, N. 19-55 W. 53 feet to iron pin; thence continuing with said June Lane, N. 7-41 W. 50.6 feet to the point of beginning.

Being the same property conveyed to the mortgagors by the mortgagee by deed to be recorded herewith, and this mortgage is given to secure a portion of the purchase price.

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.