

FILES
GREENVILLE CO. S. C.
MORTGAGE

JUL 12 9 10 AM 1963

OLLIE M. NORTH
H. C.

STATE OF SOUTH CAROLINA } ss:
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, John W. Chiles and Lucy H. Chiles
Greenville, S.C.

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 Two Hundred and No/100 Dollars (\$ 10,200.00), with interest from date at the rate of Five & Three-P^{ths} (5-3/4%) 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-Five and 91/100--- Dollars (\$ 75.91), commencing on the 15 day of August, 1963 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 northeast side of Pine Knoll Drive, near the City of Greenville, being more particularly described according to a survey made by J. C. Hill on July 2, 1963, as follows:

BEGINNING at an iron pin on the northeast side of Pine Knoll Drive, at the corner of the intersection of the right-of-way of Duke Power Company which is 444.9 feet northwest from Waddell Road, and running thence with the north side of said right-of-way, N. 73-20 E. 282.7 feet to iron pin; thence N. 41-10 W. 213.8 feet to iron pin in the line of Edens lot; thence with the line of said lot, S. 59-19 W. 262.8 feet to iron pin on Pine Knoll Drive; thence with the northeast side of Pine Knoll Drive, S. 41-10 E. 143.8 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by deed recorded in Book of Deeds 518 at Page 184.

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.