

For Subordination Agreement, see R. E. M. Book. 1124 Page 101

FILED
GREENVILLE CO. S. C.

BOOK 945 PAGE 262

MORTGAGE
JAN 9 10 27 AM 1964

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

OLLIE DUCKWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: E. W. Duckworth

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings: of

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 **Seventy-Five Thousand and No/100** Dollars (\$ 75,000.00), 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 **Seven Hundred Thirty-One and 90/100** Dollars (\$ 731.90), commencing on the **15** day of **February**, 1964, 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: known and designated as a portion of **Dunean Mills Subdivision**, Property of **J. P. Stevens Company**, as shown on plat recorded in **Plat Book S** at **Page 173** in the **RMC Office** for **Greenville County**, and having according to a more recent survey by **J. C. Hill**, dated **December 28, 1963**, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of **Mills Avenue Extension**, and running thence **S. 19-30 E. 150 feet** to an iron pin; thence **N. 70-30 E. 100 feet** to an iron pin; thence **S. 60-35 E. 33.5 feet** to an iron pin; thence **S. 25-16 W. 189.1 feet** to an iron pin on **Chapman Road**; thence with **Chapman Road N. 60-35 W. 100 feet** to an iron pin; thence continuing with said **Chapman Road N. 56-13 W. 272 feet** to an iron pin at the intersection of **Chapman Road** and **Mills Avenue Extension**; thence with the curve of said intersection **N. 22-20 E. 19.2 feet** to an iron pin on **Mills Avenue Extension**; thence with said **Mills Avenue Extension N. 70-01 E. 226.6 feet** to the point of beginning.

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.