

LOVE, THORNTON, ARNOLD & THOMASON

FILED
GREENVILLE CO. S. C.

BOOK 1217 PAGE 308

RECORDING FEE
PAID \$ 2.50

MORTGAGE '71
DEC 21 11 22 AM '71

OLLIE FARNSWORTH
R.M.C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: EUGENE D. MILLER

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 Thirty two Thousand Two Hundred Fifty and No/100 Dollars (\$ 32,250.00), with interest from date at the rate of seven & 1/2 per centum (7½ %) 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 Thirty eight and 23/100 ----- Dollars (\$ 238.23), commencing on the 1st day of February, 1972, 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, in Paris Mountain Township, on the southeast side of Little Texas Road; being shown on a plat of the property of P.B. Marchbanks prepared by C.F. Webb, dated January 1960, recorded in Plat Book TT at Page 125 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center line of Little Texas Road in the line of the property now or formerly owned by Barber and running thence along the line of said Barber property and along the center line of a drive S 57-15 E 435 feet to an iron pin; thence S 51-15 W 210 feet to an iron pin; thence N 57-15 W 435 feet to a point in the center line of Little Texas Road; thence along the center line of said Little Texas Road N 51-15 E 210 feet to the point of beginning.

This is the same property conveyed to Mortgagor by Deed of Thomas L. Ayers, Jr. and Joy K. Ayers 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.