

JULY 5 9 25 AM '72

MORTGAGE
ELIZABETH THOMAS
R.M.C.STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Preston G. Thomas and Mary H. Thomas

Greenville County

of
, hereinafter called the Mortgagor, send(s) greeting(s)

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 five thousand eight hundred fifty and no/100 Dollars (\$ 25,850.00), with interest from date at the rate of seven & one-half 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 eight dollars and 26/100 - - - Dollars (\$ 208.26), commencing on the 1st day of August, 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:

All that place, parcel and lot of land shown and designated as Lot 14 on a plat of Spring-Forest Estates recorded in Plat Book KK at Page 117 in the RMC Office for Greenville County being more particularly described as follows:

BEGINNING at an iron pin at the joint front corner of Lots 13 and 14; thence N 5-53 E 278.25 feet to an iron pin at the joint front corner of Lots 14 and 15; thence with the line of Lot 15 N 84-07 W 402.8 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence S 20-59 W 287.65 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence S 84-07 E 477.3 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.