

MORTGAGE

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

GREENVILLE, S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 13 10 42 AM 1959

J. A. Traynham
 Greenville, South Carolina

of
 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 **Twenty-One Thousand and No/100-----** Dollars (\$ 21,000.00), 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 **Two Hundred Four and 94/100-----** Dollars (**204.94**), commencing on the **1st** day of **April**, 1959, 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 those lots of land in Greenville County, State of South Carolina, lying on the Northwest corner of the intersection of Augusta Road and White Horse Road, in Gantt Township, near the City of Greenville, being shown as lots # 7, 8 and 9 on a plat of the property of Alma Eunice Jones, recorded in Plat Book M at Page 81, being more particularly shown on plat of property of J. A. Traynham, dated February 7, 1959, prepared by J. C. Hill, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on ;the northern side of White Horse Road, at the front corner of lots # 9 and 10, and thence with the northern side of said road, S. 29-06 E. 18.4 feet to point; thence continuing with the south side of said road, S. 32-49 E. 81.7 feet to iron pin, joint corner of lots # 8 and 9; thence continuing said course, 74.3 feet to an iron pin; thence with the southern side of said road, S. 37-46 E. 66.4 feet to iron pin, joint corner of lots 7 and 8; thence continuing said course 133.5 feet to iron pin; thence S. 89-21 E. 124 feet to iron pin on the Western side of Augusta Road; thence with the western side of Augusta Road, N. 39-09 E. 108.1 feet to an iron pin; joint corner of lots # 6 and 7; thence with the line of said lots, N. 45-02 W. 210.7 feet to iron pin; thence N. 44-58 E. 89.7 feet to an iron pin; thence N. 28 W. 161.3 feet to iron pin, joint rear corner of lots 9 and 10; thence with the line of said lots, S. 62 W. 281 feet to the beginning corner.

Being a portion of the property conveyed to the mortgagor by the following deeds: O. L. Jones recorded in Book 467 at Page 438, O. L. Jones, recorded in Book 422 at Page 360, and Alma Eunice Jones recorded in Book 271 at Page 149.

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.