

GREENVILLE CO. S.C.
MAY 5 2 51 PM 1954

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARRISWORTH
R.M.O.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. Charles Burns

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Independent Life & Accident Insurance Company, a Florida Corporation (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference; in the sum of Sixty-Five Hundred and No 100

DOLLARS (\$6500.00),

with interest thereon from date at the rate of Five per centum per annum, said principal and interest to be repaid: at the office of the payee in Jacksonville, Florida, or at such other place as may be designated by the holder hereof in monthly installments of \$51.41 each, payable respectively on the 5th day of June next hereafter and on the same day in each succeeding month until paid in full, said payments to be first applied in payment of monthly interest and the balance thereof upon and in reduction of principal, with interest thereon from date at the rate of Five per cent, per annum, to be computed and paid monthly, until paid in full, all principal and interest not paid when due to bear interest at the rate of 7% per annum.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, being known and designated as a portion of lot 9, as shown on a plat of the property of W. B. Smith, recorded in Plat Book I at Page 144, and being more particularly described according to a recent survey prepared by C. C. Jones, as follows:

"BEGINNING at a point in the center of the Old Spartanburg Road, corner of property of J. C. Garrison, and running thence with center of said road, N. 68-12 E. 190 feet to a point in line of property of J. Clarence Burns; thence with line of said lands, S. 11-20 E. 485 feet to iron pin; thence S. 78-00 W. 231 feet to iron pin, corner of property of J. C. Garrison; thence with Garrison's line, N. 5-48 W. 454.8 feet to the point of beginning."

Being the same property conveyed to the mortgagor by J. Clarence Burns by deed recorded in Volume 438 at Page 190.

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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.