

BOOK 803 PAGE 40

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Basis E. Bomar

Greenville, S.C.

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 **Fifteen Thousand Four Hundred and No/100-----** Dollars (\$ **15,400.00**), with interest from date at the rate of **Five & Three-Fourths (5 3/4** 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 **One Hundred Eight and 13/100-----** Dollars (\$ **108.13**), commencing on the **1st** day of **November**, 19 **59** 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:

near the City of Greenville, being shown as lots # 35, 36, 37, 38, 39 and a part of lot # 40 on a plat of Dukeland Park, recorded in Plat Book J at Pages 220 and 221, in the R.M.C. Office for Greenville County, and having according to a more recent survey prepared by J. C. Hall dated September 1959 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Dukeland Drive, joint front corner of lots # 34 and 35, and running thence with the line of lot # 34, S. 35-42 E. 156.1 feet to iron pin; thence S. 81-31 E. 95.8 feet to iron pin; thence N. 83-45 E. 35 feet to an iron pin; thence N. 83-35 E. 77.4 feet to an iron pin; thence N. 33-13 E. 146.4 feet to iron pin; thence with new line through lot # 40, N. 48-11 W. 231.3 feet to iron pin on Dukeland Drive; thence with said Dukeland Drive, S. 54-18 W. 290 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by Ruth A. Gasse by deed to be recorded.

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.

For Satisfaction See R. E. M. Book 994 Page 667

SATISFIED AND CANCELLED OF RECORD
17 DAY OF *May* 19*65*
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 4:30 O'CLOCK P.M. NO. *22025*