

FILED
MORTGAGE, S. C.

Blk. 824 Plat 273

MAY 14 11 12 AM 1960

OLLIE FARMWORTH
R. M. C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Guy Hall
Greenville, S. C.

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 **Seven Thousand Three Hundred and no/100-----** Dollars (\$ **7,300.00**), 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 **Sixty One and 61/100-----** Dollars (\$**61.61**), commencing on the **15** day of **June**, 19 **60**, and on the **15** 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 lot of land lying on the Northeast corner of the intersection of Texas Avenue with Maryland Avenue in Gantt Township, near the City of Greenville, being shown as Lot 159 on a plat of Oak Crest, Section 2, recorded in Plat Book GG at pages 130 and 131, and more particularly shown on a plat of the property of Guy Hall, dated May, 1960, and 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 Maryland Avenue, front corner of the Lot 160; thence with the line of said lot, N. 28- E. 189.9 feet to an iron pin at the rear corner of Lot 158; thence with the line of said lot, N. 60-48 W. 80 feet to an iron pin on the Eastern side of Texas Avenue; thence with the Eastern side of said Avenue, S. 29-12 W. 175 feet to an iron pin; thence with the ;curve of the intersection of said Avenue, with Maryland Avenue, the chord of which is S. 18- 18 E. 25.7 feet to an iron pin; thence with the curve of the Northern side of Maryland Avenue, t he following: S. 65-48 E. 27.3 feet to an iron pin, S. 70-35 E. 32.7 feet to the Beginning.

Being the same property conveyed to the Mortgagor by deed of Frank Ulmer Lumber Company of even date, 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.

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