

GREENVILLE CO. S. C.
MORTGAGE
OCT 23 4 41 PM 1960

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

JIM D. THOMAS
Greenville, South Carolina

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 **Eleven Thousand Three Hundred and No/100** dollars \$11,300.00 with interest from date at the rate of **six** per centum (6%) per annum, such 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 **Eighty and 96/100** Dollars (\$ 80.96), commencing on the **1st** day of **December** 1960 and on the **1st** day of each month thereafter until the principal and interest are 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 full and cash paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by the Mortgagor, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and assign unto the Mortgagee, its successors and assigns the following described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot 13 on plat of property of Wilton Oaks recorded as Plat Book 88, Page 49, in the R. M. C. Office for Greenville County, and having, according to a more recent survey made by J. C. Hill dated October, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of McNeill Court at the joint front corner of Lots 12 and 13 and running thence with McNeill Court N. 67-17 E. 65 feet to an iron pin joint front corner of Lots 13 and 14, thence with the line of Lot 14 S. 1-03 W. 149.4 feet to an iron pin; thence N. 79-15 W. 75.4 feet to an iron pin at the joint rear corner of Lots 12 and 13; thence with the line of Lot 12 N. 8-46 E. 311.4 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded as Deed Book 651, Page 292.

Respective with all and singular the rights, tenures, hereditaments, and appurtenances to the same belonging or in any way incident or appurtenant, and all of the rents, issues and profits which may hereafter be had therefrom, and including all leading, mining and mining claims and rights thereto now or hereafter attached to or used in connection with the real estate herein described.

THE MORTGAGOR HAS HEREBY GRANTED, BARGAINED, SOLD, RELEASED, AND BY THESE PRESENTS DOES GRANT, BARGAIN, SELL, AND ASSIGN unto the Mortgagee, its successors and assigns

The Mortgagee covenants that he is lawfully seized of the premises hereinafter described in fee simple absolute, that he has good title and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all taxes and encumbrances whatsoever. The Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee, his heirs, assigns, and all persons whatsoever lawfully claiming the same as any part thereof.

In Satisfaction See R. C. M. Book 976 Page 23.

*Oct 24
Clara M. Thomas
1960*